



# City of Fraser

CENTENNIAL COMMUNITY

**CITY MANAGER**

Elaine Leven

**CITY CLERK**

August Gitschlag

**MAYOR**

Michael Lesich

**MAYOR PRO-TEM**

Patrick O'Dell

**COUNCIL**

Amy Baranski

Kenny Perry

Patrice Schornak

Sherry Stein

**Fraser Planning Commission Minutes  
City Council Chambers  
33000 Garfield, Fraser, MI 48026  
Wednesday, November 5, 2025 @ 7:00 p.m.**

**1. Call Meeting to Order / Pledge of Allegiance**

Chairman Warunek called the meeting to order at 7:00pm

**2. Roll Call**

Present: Barr, Czarnecki, Farina, Keil, Meyer, Warunek

Absent: Tuller

Others Present: City Planner Lauren Sayre, Clerk August Gitschlag, City Attorney Alex Hishon

**3. Approval of Agenda – November 5, 2025**

**Motion by Czarnecki, supported by Barr** to approve the agenda with the typos corrected.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Warunek

Nays:

Absent: Tuller

**Motion Passes**

**4. Chairperson's Opening Remarks**

Chairman Warunek delivered the Chair's opening remarks

**5. Approval of Minutes – September 3, 2025**

**Fraser Planning Commission Minutes**  
**Wednesday, November 5, 2025 @ 7:00 p.m.**

**Motion by Farina, supported by Meyer** to approve the minutes of the September 3, 2025 Planning Commission Meeting

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Warunek  
Nays:

Absent: Tuller

**Motion Passes**

**6. New Business**

a. Public Hearing – Zoning Ordinance Amendments: Gas Station Canopy Lighting

Public Hearing Opened at 7:10pm

Public Hearing Closed at 7:11pm

**Motion by Meyer, supported by Farina** to forward revision to 32-86 of the Zoning Ordinance showing a maximum illumination level of 20 candles and adding the definitions section 32-3 for gasoline self service station canopy and gasoline service station canopy to Council.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Warunek  
Nays:  
Absent: Tuller

**Motion Passes**

**7. Unfinished Business - Zoning Ordinance Rewrite Presentation and Discussion**

*Items in discussion included a desire to go through the ordinance line by line to match the steering committee's version. There were questions about the timeline for adoption, and concerns about some language for setbacks.*

*The Planning Commission agreed to go through the following articles line by line, and the rest of the Zoning Ordinance would be individually reviewed with concerns sent to the City Planner:*

*Article III: Zoning Districts and Map  
Article IV: Residential Zoning Districts  
Article V1: Commercial Zoning Districts  
Article V: Industrial Zoning Districts  
Article VIII: Use Standards  
Article IX: General Provisions*

**Fraser Planning Commission Minutes**  
**Wednesday, November 5, 2025 @ 7:00 p.m.**

**8. Public Communication on Non-Agenda Items**

**9. Monthly Report – October 2025**

*Lauren Sayre presented on Hockeyland coming to ZBA, the Hayes property for sale, that no new cases expected for December, and site plans that would be expiring.*

**10. Zoning Board of Appeals Member Liaison Report**

**11. Commissioners' Comments and Items of Interest/Concern**

**12. Adjournment**

**Motion by Farina, supported by Meyer** to adjourn the meeting at 8pm  
Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Warunek

Nays:

Absent: Tuller

**Motion Passes**

**Motion Adjourned at 8:00pm**

Respectfully submitted:

\_\_\_\_\_  
August R Gitschlag  
Fraser City Clerk

This Date: \_\_\_\_\_