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CENTENNIAL COMMUNITY

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Fraser Planning Commission Agenda
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, December 3, 2025 @ 7:00 p.m.

1. Call Meeting to Order / Pledge of Allegiance

Chairman Warunek called the meeting to order at 7:01 pm.

2. Roll Call

Present: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Absent: None

Others present: City Planner Lauren Sayre, City Attorney Alyssa Erickson, Deputy City Clerk Jennifer Heider

3. Approval of Agenda – December 3, 2025

Motion by Farina, supported by Keil, to approve the agenda as presented.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Nays: None

Motion Passes

4. Chairperson’s Opening Remarks

Chairman Warunek delivered the Chair’s opening remarks.

5. Approval of Minutes – November 5, 2025

Motion by Keil, supported by Czarnecki to approve the minutes of the November 5, 2025 Planning Commission Meeting with the typos corrected.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Nays: None

Motion Passes

6. New Business

- a. Public Hearing – Code of Ordinances Amendment – Corner Lot Fences on Residential Property

Public Hearing opened at 7:33pm

Public Hearing Closed at 7:44pm

Motion by Warunek, supported by Meyer to recommend forwarding the following ordinance amendment to City Council:

Replace Section 9-3(c) with the following:

Privacy Fences on residentially zoned or used corner lots are permitted, provided they do not extend beyond the front building line of the property in which they are placed and are located within one (1) foot inside the side street lot line,

Planning Commission also added the following changes:

- The addition of driveway corner clearance provisions
- The allowance of 4-foot, non-sight obscuring fences as well as privacy fences
- Increasing the location requirement from 1 foot to 1.5 feet inside the side street lot line.

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

Motion Passes

b. 2026 Meeting Dates

Motion by Czarnecki, seconded by Barr to approve the proposed dates for the regularly scheduled meeting for the calendar year 2026 as amended:

01/07/2026	02/04/2026	03/04/2026
04/01/2026	05/06/2026	06/03/2026
07/01/2026	08/05/2026	09/02/2026
10/07/2026	11/04/2026	12/02/2026

Planning Commission Meetings are held the 1st Wednesday of the Month. The alternate date being the 3rd Monday.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Nays: None

Motion Passes

7. Unfinished Business

a. Zoning Ordinance Discussion (Articles III, IV, V, VI)

Items in discussion included the following articles:

- Article III: Zoning Districts and Maps
- Article IV: Residential Zoning Districts
- Article V: Commercial Zoning Districts
- Article VI: Industrial Zoning Districts

City Planner will update the changes Planning Commission recommended to the sections reviewed rather than the entire ordinance. Changes included sections of zoning districts on map, typos and corrections to footnotes and clarification to descriptions of dimensional standards.

It was agreed that Use Standards would be discussed during the January Planning Commission Meeting.

8. Public Communication on Non-Agenda Items

None heard

9. Monthly Report – November 2025

10. Zoning Board of Appeals Member Liaison Report

Commissioner Farina announced that the December ZBA meeting had been canceled.

11. Commissioners’ Comments and Items of Interest/Concern

12. Adjournment

Motion by Farina, seconded by Tuller to adjourn the meeting at 8:43 pm.

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

Nays: None

Motion Passes

Meeting Adjourned at 8:43pm

Respectfully submitted:

Jennifer Heider
Fraser Deputy City Clerk

This Date: _____