



**City Manager**  
Elaine Leven  
**City Clerk**  
August Gitschlag

# City of Fraser Centennial Community

**Fraser Planning Commission Minutes**  
**City Council Chambers**  
**33000 Garfield, Fraser, MI 48026**  
**Wednesday, April 1, 2026 - 7:00 PM**  
**Draft**

**Mayor**  
Michael Lesich  
**Mayor Pro-Tem**  
Patrick O'Dell  
**Council**  
Amy Baranski  
Crystal Fletcher  
George-Michael Higgins  
Kenny Perry Jr.  
Patrice Schornak

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A regular meeting of the Fraser Planning Commission was held on Wednesday, April 1, 2026 at 7:00 PM in City Council Chambers, 33000 Garfield, Graser, MI 48026.

## 1. Call to Order/Pledge of Allegiance

Chariman Warunek called the meeting to order at 7:01 and led the room in the Pledge of Allegiance.

## 2. Roll Call

The following members were present:

Present: Joanne Barr, Kathy Czarnecki, Frank Farina, John Keil, Renee Meyer, Trevor Tuller, Randy Warunek

Absent:

Others Present: City Planner Lauren Sayre, City Clerk August Gitschlag, City Attorney Don DeNault, Building Department Manager Bob Logan

## 3. Approval of Agenda

**Motion by Frank Farina, supported by Renee Meyer** to Approve the agenda for the April 1, 2026 Planning Commission Meeting

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farina, John Keil, Renee Meyer, Trevor Tuller, Randy Warunek

Nays: None

Absent:

**Motion Passed**

## 4. Chairperson's Opening Remarks

Chairman Warunek read the Chairperson's Opening Remarks

**5. Approval of Minutes**

- a. Approval of the minutes from the March 4, 2026 meeting

**Motion by Kathy Czarnecki, supported by Joanne Barr** to approve the minutes of the March 4, 2026 Planning Commission Meeting.

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farina, John Keil, Renee Meyer, Trevor Tuller, Randy Warunek

Nays: None

Absent:

**Motion Passed**

**6. Unfinished Business**

None

**7. New Business**

- a. Presentation: Zoning Ordinance Text Amendments – Section 32

Laurean Sayre presented the updated Zoning Ordinance to the Planning Commission

- b. Public Hearing: Zoning Ordinance Text Amendments – Section 32

Chairman Warunek **opened the Public Hearing at 7:22pm** and **closed the public hearing at 8:49pm**

The following citizens participated:

Eric Gala — Flamingo Hotel Complex — Why is his the only hotel rezoned?

Gary Wakeford — 33085 Utica Rd. — against his property going to residential zoning.

Renee Ratterman — 16222 15 Mile Rd — She wants guarantees that her taxes won't go up if her home is rezoned high density, surrounded by condos and apartments.

Edi Pearson — 16440 14 Mile Rd. — lives next to Sheetz, thinks she is grandfathered in as CBD, but does not want to be low-density residential. Wants to sell to commercial.

Jenifer Cugliari — 32825 Garfield Rd. — opposed to commercial neighborhood because her neighbor could sell and put a business in. Whose idea was this?

Mike Bradley — Warren Pipe & Supply 18660 15 Mile — if I sell this business, can it still be used as a retail business, even though rezoned light industrial? He was assured yes.

Ken Immler - Fraser Industrial Park Association / Delux Development — Why wasn't the Industrial Park Association asked for input? Should have been consulted. Companies have been heavy for 60 years and are now moving them to light industrial. Does not trust McKenna.

Angela Bennett - Warfield Greens Golf Course — opposed to the golf course land being zoned residential, it is surrounded by commercial and loud traffic.

Charlotte Mikolowski — 17553 14 Mile Rd. — what is the advantage of going from residential medium to residential transition?

Robert Wojcik - 34600 Hayes Rd — currently medium density, proposed to be low density. He can split it into 4 lots, but the new zoning only allows him 3 and he will lose land value.

Roy Rockensuess — 33085 S. Otto — Currently zoned residential, proposed zoning in the CBD, he will be unable to sell the 4 lots as home sites. He has had the land for 25+ years.

Jennifer Smith — 16230 E 14 Mile Rd — after learning she wasn't rezoned, had nothing to say.

Eric Vogel — 33155 Garfield Rd. — concerned that his house is being rezoned commercial. He has the sidewalks on his side of the street. If his house burns, he cannot rebuild.

James Richerson - 34401 Commerce — on behalf of Communications Consultants Inc. in Industrial Park, supports keeping heavy manufacturing, not light industrial or general use.

Doug Haggerty — 32408 Richert — Spoke about the Faurcia plant and how hard it was to get in Fraser, and shouldn't rezone it to light industrial. It is only for heavy industrial use.

c. Action Item: Zoning Ordinance Text Amendments – Section 32

**Motion by Frank Farina, supported by John Keil** to Table the Zoning Ordinance Text Amendments - Section 32 until the City Planner can list each public comment citizen concern and list them for the Planning Commission's consideration.

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farina, John Keil, Renee Meyer, Trevor Tuller, Randy Warunek

Nays: None

Absent:

**Motion Passed**

d. Election of Officers - 2026

Frank Farina nominated **Randy Warunek for Planning Commission Chair**. Randy accepted the nomination. There were no other nominations.

Kathy Czarnecki nominated **Renee Meyer for Planning Commission Vice Chair**.

Renee accepted the nomination. There were no other nominations.

Kathy Czarnecki nominated **Trevor Tuller for Planning Commission Secretary**. Trevor accepted the nomination. There were no other nominations.

Officers were elected by acclamation.

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

None

**9. Monthly Report**

a. *Monthly Planning & Zoning Report For March 2026*

Lauren Sayre presented her monthly report

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

Liaison Frank Farina told the Commission that the ZBA is taking up a variance for a residential addition on Eveningside at it's next meeting.

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

Farina - Happy 21st birthday to his granddaughter, last St Malachy Fish Fry is this Friday.

Tuller - Congratulate new Fraser homeowner and childhood friend David.

Lauren said farewell to the board.

Don DeNault gave a Dairy Queen update

**12. Adjournment**

Respectfully Submitted:

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Michael T. Lesich, Mayor  
City of Fraser

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August R. Gitschlag, City Clerk  
City of Fraser



# Monthly Planning & Zoning Report

For March 2026

McKenna provides day-to-day assistance to the City, applicants, and the public regarding zoning, planning and economic development matters.

## PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

As part of our services to the City, McKenna reviews Planning Commission applications and provides recommendations on long range planning, land use, zoning, and design. The following is a summary of active developments; **yellow highlighting indicates new updates for the month.**

PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
RZ23-02  32981 & 32875 Utica Road  Sheetz	Conditional rezoning from CBD to CG to operate a gas station and fast food restaurant.	Preconstruction meeting occurred with City Staff on September 26, 2025. Building permits have been issued.
ZBA 24-06 33420 Utica Road  Use Variance for multiplex development  SP 24-07 33420 Utica Road	Request for a use variance to construct a multiplex development in the RM district.  Request for site plan approval for multiplex development.	The Zoning Board of Appeals approved the use variance at the November 7, 2024 meeting. Planning Commission tabled site plan on January 13, 2025. Applicant to return with revisions. The site plan was conditionally approved at the March 5, 2025 meeting. The applicant has submitted updated plans that meet the conditions required and is now in engineering review. The applicant received an extension on the site plan for 1 year (March 5, 2027).
SP 24-08 17689 Masonic Blvd  Strip Mall	Request for site plan approval for commercial strip mall.	Applicant postponed review at the January 13, 2025 Meeting. The applicant will revise site plan and return to Planning Commission.  The applicant is no longer continuing the development of the site as approved and is seeking alternate uses. Any new development will need to be approved by Planning Commission in the future.
RZ 25-01, Hayes Road	Rezoning from RL to RM to develop site condominiums.	Planning Commission recommended approval of the rezoning request to rezone a parcel on Hayes Road near 14 Mile Road from RL to RM, in order to develop 8-site condominiums on May 7, 2025. City Council approved the rezoning on June 12, 2025.  The applicant is currently in the process of creating the site plan for Planning Commission.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
SLU 25-02 33341 Kelly Road  Complete Auto Care	To obtain special land use approval to allow an automobile heavy repair garage in an “IR – industrial restricted” zoning district.	The PC conditionally approved the SLU at the July 21, 2025 meeting. PC approved their site plan at the September 3, 2025 meeting.
SP 25-03 18380 Malyn  Industrial Building	To obtain site plan approval to construct an industrial warehousing building.	The PC conditionally approved the site plan at the January 7, 2026 meeting.
SP 26-01: 34860 Utica Road  Birdies and Brews	To obtain approval to use EFIS on the building façade in the CG district.	Planning Commission approved the façade at the February 4, 2026 Planning Commission Meeting. The applicant will return to obtain Special Land Use approval for an amusement and recreation service use in April.
SP 26-02 34360 Utica Road  Celina’s Bar	To obtain approval to use metal exterior building façade materials in the CG district	Planning Commission approved the façade at the March 4, 2026 meeting.
ZBA 26-01: 34860 Utica Road  Birdies and Brews	To obtain a variance for 23 parking spaces when 66 are required.  To obtain a variance for an indoor recreation use to be located adjacent to a residential district.	ZBA postponed the following variances at the March 5, 2026 meeting.
ZBA 26-02 31217 Eveningside	To obtain a variance to exceed the maximum lot coverage.	The ZBA will review this variance at the April 2, 2026 meeting.
ZBA 26-03 33710 Mulvey	To obtain a variance to exceed the maximum accessory structure size.	The ZBA will review this variance at a special meeting April 14, 2026 meeting.

## CONTACT US

Should you have any questions on the above projects or would like additional information, please contact your City of Fraser team at:

- Dan Commer ([dcommer@mcka.com](mailto:dcommer@mcka.com))
- Alicia Warren ([awarren@mcka.com](mailto:awarren@mcka.com))



**MCKENNA**

March 23, 2026

Fraser Planning Commission  
33000 Garfield Road  
Fraser, MI 48026

**Subject: City Planner Transition – Introducing Dan Commer, AICP**

Dear Planning Commissioners:

I want to extend my sincere gratitude for the opportunity to support the Commission and be part of such meaningful work in your community. It has been a privilege to collaborate with you on a range of planning and zoning efforts, and I truly appreciate your thoughtful leadership, dedication, and commitment to sound decision-making.

Over this time, I've valued not only the projects we've advanced together, but also the relationships we've built. Your professionalism and care for the community have made this experience both rewarding and memorable.

I am writing to let you know that I will be transitioning away from my role and will no longer be serving as your primary contact. Moving forward, Dan Commer, AICP, will be stepping in to support the Commission. He brings strong experience in planning and zoning and will be a great resource for your ongoing and future work. I have full confidence that you will be in excellent hands. I have enclosed Dan's resume for your reference.

Dan can be reached at [dcommer@mcka.com](mailto:dcommer@mcka.com) and 248-596-0920, and I will be working closely with him to ensure a smooth transition in the coming weeks.

Thank you again for your collaboration, trust, and partnership. It has truly been a pleasure working with you, and I wish you continued success in all your future endeavors.

**McKENNA**

Lauren Sayre, AICP

Cc: Dan Commer, AICP

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**Communities for real life.**

# Dan Commer, AICP

SENIOR PLANNER



DETROIT, MI

As a planner and community development professional, Dan brings more than a decade of experience guiding communities through development review, parks and open space planning, and long-range planning initiatives. His work emphasizes equitable development, attainable housing, and vibrant public spaces. Dan is known for building strong multi-sector partnerships and facilitating collaborative processes that help communities advance practical, lasting planning solutions.

## EDUCATION

**Master of Urban & Regional Planning, Housing, Community, & Economic Development**, University of Michigan

**Bachelor of Arts, Urban Studies**, Wayne State University

## CERTIFICATIONS

American Institute of Certified Planners (AICP)

## PROFESSIONAL AFFILIATIONS

Urban Land Institute (ULI)—Fellow, Robert C. Larson Center for Leadership

Government Relations Advisory Committee, Michigan Association of Planning (MAP)

## EXPERIENCE

10+ Years

## RELEVANT PROJECTS

PRIOR TO MCKENNA

**Planning and Development Review Services** | City of Novi, MI  
*City Planner*

**Michigan–Mellon Project on the Egalitarian Metropolis** | University of Michigan, Ann Arbor, MI  
*Program Coordinator*

**Neighborhood Stabilization and Housing Initiatives** | Bridging Communities, Detroit, MI  
*Project Manager*

**Neighborhood Stabilization and Community Development Projects** | Bridging Communities, Detroit, MI  
*Project Analyst*

**Public Realm and Placemaking Redevelopment Projects** | Biederman Redevelopment Ventures, New York, NY  
*Project Analyst*