



**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, February 4, 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, February 4, 2026 at 7:00 PM in City Council Chambers, 33000 Garfield, Graser, MI 48026.

## 1. Call to Order/Pledge of Allegiance

Chairman Warunek called the meeting to order at 7:01

## 2. Roll Call

The following members were present:

Present: Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek, Renee Meyer

Absent: Joanne Barr

## 3. Approval of Agenda

**Motion by Trevor Tuller, supported by Frank Farnia to Approve the agenda as presented**

Ayes: Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek, Renee Meyer

Nays: None

Absent: Joanne Barr

**Motion Passed**

## 4. Approval of Minutes

Commissioner Joanne Barr entered the meeting at 7:04pm

a. January 7, 2026 Planning Commission Meeting

**Motion by Kathy Czarnecki, supported by Frank Farnia** to Approve the minutes as amended.

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek, Renee Meyer  
Nays: None  
Absent:

**Motion Passes**

**5. Chairperson's Opening Remarks**

Chairman Warunek read the Chairman's Opening Remarks to those present

**6. New Business**

- a. Public Hearing – SLU 26-01: 31331 Groesbeck Hwy, Midway Eats – 24-hour operation

Chairman Warunek opened the public hearing at 7:07pm  
Chairman Warunek closed the public hearing at 7:13pm

**Motion by Frank Farnia, supported by John Keil** to Approve the special land use request for to operate a 24-hour operation at 31331 Groesbeck Hwy..

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek, Renee Meyer  
Nays: None  
Absent:

**Motion Passes**

- b. SP 24-07: Site Plan Extension Request - 33420 Utica Road – duplex condominiums

Property owner and developer Osama Razooq presented to the Commission

**Motion by Frank Farnia, supported by John Keil** to Approve the site plan extension for 1 year.

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

**Motion Passes**

- c. SP 26-01: 34960 Utica Road, Birdies and Brew – façade review

Jonathan Juliano, owner of Birdies and Brews presented to the Commission

**Motion by Trevor Tuller, supported by Randy Warunek** to Approve the exterior façade modifications, subject to the conditions that the HVAC screening and proper paint requirements are met.

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

Nays: None

Absent:

**Motion Passes**

**7. Unfinished Business**

a. Zoning Ordinance Discussion – Article 9: General Provisions

City Planner Sayre went through Article 8: Use Standards with Commissioners and discussed how specific parts can be worded and cleaned up typos.

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

None

**9. Monthly Report**

City Planner Lauren Sayre didn't have anything new, but offered to answer any questions the Commission may have.

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

Frank Farina reported that the ZBA is not meeting in February

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

None

**12. Adjournment**

Posted: February 25, 2026

**Motion by Frank Farnia, supported by John Keil** to Adjourn the meeting at 9:25pm

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek,

Renee Meyer  
Nays: None  
Absent:

**Motion**

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