



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, August 5, 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

A regular meeting of the Fraser Planning Commission was held on Wednesday, August 5, 2026 at 7:00 PM in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. Call to Order/Pledge of Allegiance

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

2. Roll Call

The following members were present:

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

Absent: Frank Farina

Commissioner Farina entered the room at 7:03

Others present: City Planner Dan Commer, City Clerk August Gitschlag, City Attorney Alyssa Ericson, Building Department Supervisor Bob Logan

3. Approval of Agenda

Building Official Bob Logan requested we add New Business b. Amendment of Sheetz site plan

Motion by Frank Farina, supported by Renee Meyer to Approve the agenda for the August 5, 2026 Planning Commission Meeting as amended

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 opening remarks

5. Approval of Minutes

May 6, 2026 Meeting Minutes

a. May 6, 2026 Planning Commission Minutes

Commissioners requested some administrative changes to the minutes.

Motion by Frank Farina, supported by Trevor Tuller to Approve the minutes of the May 6, 2026 Planning Commission Meeting as amended.

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

Nays: None

Absent:

Motion Passed

6. New Business

a. SP26-03 32540 Utica Road, AJs Appliance Repair & HVAC – Site Plan Review

Anthony Jennings from AJs Appliance Repair and HVAC addressed the commission

Public Hearing was opened by Chairman Warunek at 7:50pm

Public Hearing was closed by Chairman Warunek at 7:51pm

Motion by Trevor Tuller, supported by Frank Farina to approve the preliminary site plan with the conditions that:

1. The applicant shall provide dimensioned floor plans that provide a basis for parking calculations on subsequent submittal.
2. The applicant shall provide location details of any proposed trash receptacles and any required screening on subsequent submittal.
3. The applicant shall provide a lighting plan on subsequent submittal.
4. The applicants shall obtain a variance for the driveway width or submit a compliant plan with the two-way driveway width equaling 30 feet or greater.
5. The applicant shall obtain approval of the Macomb County Road Commission to make improvements in the public Right-of-Way.
6. The applicant is granted all necessary variances required

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

Nays: None

Absent:

Motion Passed

- b. discussion of adjustment to the Sheetz site plan

City building official Bob Logan informed the Commission that Sheetz is going to plant more trees than the original site plan called for in order to create a better light barrier for neighboring properties. The Commission agreed this would not require an additional vote to amend.

Legal will review to make sure there is no legal issues with the additional tree placement.

7. Unfinished Business

None

None at this time

8. Public Communication on Non-Agenda Items

None at this time

9. Monthly Report

- a. Monthly Report from McKenna

City Planner Dan Commer presented his written report to the Commission.

10. Zoning Board of Appeals Member Liaison Report

Frank Farina reported that the ZBA will be reviewing a parking variance for Birdies and Brews at their next meeting

11. Commissioners' Comments and Items of Interest/Concern

Frank Farina - requested another round of Commissioner training, St Malichy festival is approaching, thanked Commissioner Tuller for the wonderful yard art.

Kathy Czarnecki - requested that the adjusted minutes be sent to Commissioners

Bob Logan - informed the Commission that Chris Delmege has moved his office from City Hall to the Senior Activity Center

12. Adjournment

Motion by Renee Meyer, supported by Kathy Czarnecki to Adjourn.

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

Nays: None

Absent:

Motion Passed

Meeting Adjourned at 8:15pm

Respectfully Submitted

August R. Gitschlag,
City Clerk City of Fraser