



City of Fraser

Building & Code Enforcement Department

AGENDA

CITY OF FRASER PLANNING COMMISSION – (VIRTUAL MEETING)
MUNICIPAL BUILDING ~ 33000 GARFIELD ~ PHONE: 586-293-3100
WEDNESDAY, JUNE 2, 2021 at 7:00pm

1. **Call Meeting to Order/Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Agenda**
4. **Chairperson's Opening Remarks**
5. **Approval of Minutes: May 5, 2021**
6. **New Business**
 - A. **Public Hearings**
 - i. SLU 21-01 / JIM BUTLER ON BEHALF OF A&A MANAGEMENT / PART OF 34400 UTICA ROAD / TO OBTAIN SPECIAL LAND USE APPROVAL FOR A PROPOSED FAST-FOOD RESTAURANT WITH A DRIVE-THROUGH WINDOW IN THE "CG – COMMERCIAL GENERAL" ZONING DISTRICT
 - B. **Site Plans and Other Reviews**
 - i. SP 21-04 / JIM BUTLER ON BEHALF OF A&A MANAGEMENT / PART OF 34400 UTICA ROAD / PROPOSED SITE RETAIL
 - C. **Discussion Regarding Transition Back to In-Person Meetings**
7. **Unfinished Business (None)**
8. **Public Communications on Non-Agenda Items**
9. **Zoning Board of Appeals Member Liaison Report**
10. **Commissioners' Comments and Items of Interest / Concerns**
11. **Adjournment**



City of Fraser

Building & Code Enforcement Department

NOTICE OF ELECTRONIC PUBLIC MEETING

The Michigan Department of Health and Human Services issued an order effective May 6, 2021 that prohibits indoor gatherings of more than 25 people at non-residential venues, and the Michigan Department of Labor and Economic Opportunity issued emergency rules on October 14, 2020 (effective until October 14, 2021) regarding remote work by employees when feasible. In addition, the City of Fraser has declared a local state of emergency, due to the ongoing COVID-19 pandemic. To ensure against violating the indoor gathering requirements for mandatory social distancing, and in the interest of achieving the goal expressed in the MDHHS order and the MDLEO rules to protect the public health, particularly during a local state of emergency, the Fraser Planning Commission will meet electronically on June 2, 2021 @ 7:00PM in accordance with the Open Meetings Act, using the Zoom platform for videoconferencing and public access.

This notice is required to ensure that those wishing to observe and/or participate in the meeting have the opportunity to do so. The public can participate via the Zoom application, internet access via the Zoom website, and/or via telephone using the Zoom telephone number and meeting ID. The public will be able to hear Planning Commission members and will be permitted to speak for up to five minutes during the public participation portion(s) of the agenda. Please note that callers/viewers will automatically be muted and must remain muted until called upon to speak by the Chair. Written comments will be accepted prior to the date and time (no later than 4:30pm on the day of the meeting) by the Building Department at zoning@micityoffraser.com, which is the method by which members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting. Public Hearing comments will be heard during any Public Hearing that is conducted during the meeting, and other comments will be heard or reviewed during public participation. In the event of a change in the status of statewide or local states of emergency, the Planning Commission meeting may be changed from a remote meeting to a live in-person meeting to be held at Fraser City Hall, 33000 Garfield Road, Fraser, MI 48026, on the same date and at the same time. The City will post notice of any change in method of conducting the meeting from a remote meeting to an in-person live meeting, and/or any change in the meeting place for this meeting, to the City's website at www.ci.fraser.mi.us. Interested parties should periodically check for such changes or contact the City Clerk's Office at (586) 293-3100.

Pertinent information relating to the proposed special land use request may be reviewed at the Fraser Building Department during regular business hours which are 8:00 a.m. to 4:30 p.m., Monday through Friday at the Fraser City Hall, 33000 Garfield Road, Fraser, Michigan. Questions regarding the proposed amendment can be directed to the Planner, c/o Building Department at 586-293-3100, extension 153. Written comments may be submitted to the Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or by email to the Building Department at zoning@micityoffraser.com up to 4:30 p.m. of the meeting date.

ZOOM MEETING DETAILS

Topic: Fraser Planning Commission June 2 2021
Time: Jun 2, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81855279347>

Meeting ID: 818 5527 9347

Passcode: 541330

One tap mobile

+13126266799,,81855279347# US (Chicago)

+19292056099,,81855279347# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 818 5527 9347

Find your local number: <https://us02web.zoom.us/j/81855279347>

5.

Approval of Minutes: May 5, 2021

**CITY OF FRASER PLANNING COMMISSION MEETING
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
Wednesday, May 5, 2021
MINUTES DRAFT**

PRESENT: CHAIRPERSON: WARUNEK, MEMBERS: BARR, FARINA, KEIL, CZARNECKI, PERRY

EXCUSED ABSENCE: COOK (arrived at 8:21pm)

ALSO PRESENT: CLARK ANDREWS, CITY ATTORNEY
ALYSSA ALBRIGHT, CITY ATTORNEY
PAUL URBIEL, McKENNA
SARAH TRAXLER, McKENNA
DANIELLE BOUCHARD, McKENNA

1. CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE:

Chairperson WARUNEK called the meeting to order at 7:03 PM

2. ROLL CALL:

Members:	Barr	Present (participating from Macomb County, City of Fraser, Michigan)
	Cook	Absent (arrived at 8:21pm)
	Czarnecki	Present (participating from Macomb County, City of Fraser, Michigan)
	Farina	Present (participating from Macomb County, City of Fraser, Michigan)
	Keil	Present (participating from Macomb County, City of Fraser, Michigan)
	Perry	Present (participating from Macomb County, City of Fraser, Michigan)
	Warunek	Present (participating from Macomb County, City of Fraser, Michigan)

3. APPROVAL OF AGENDA ~ Regular meeting of May 5, 2021:

Motion by Member: KEIL **Support by Member:** PERRY

To: Approve the agenda of May 5, 2021 as presented.

AYES: 6 (BARR, CZARNECKI, FARINA, KEIL, PERRY, WARUNEK)

NAYS: 0

MOTION CARRIED

4. CHAIRPERSON'S OPENING REMARKS:

Chairperson WARUNEK read the formal statement relative to the powers of the Planning Commission and the facts and conditions for granting site plan approval. Chairperson WARUNEK read the formal statement relative to virtual public meetings and remote participation.

5. APPROVAL OF MINUTES March 3, 2021:

Motion by Member: KEIL **Supported by Member:** CZARNECKI

To: Approve the minutes of the February 3, 2021 as presented.

AYES: 6 (BARR, CZARNECKI, FARINA, KEIL PERRY, WARUNEK)

NAYS: 0

MOTION CARRIED

6. New Business

1. PUBLIC HEARING: Proposed City of Fraser 2021 Master Plan

**CITY OF FRASER PLANNING COMMISSION MEETING
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
Wednesday, May 5, 2021
MINUTES DRAFT**

DISCUSSION: TRAXLER explained the background of the Master Plan and the process of creating the Plan. The project commenced in 2019 when the Fraser Planning Commission began discussing goals and objectives for the Plan, as well as important topics such as aging in place, walkability, economic development, beautification, and other themes. In 2019, the Planning Commission, along with McKenna, hosted a public open house to assist in the development and confirmation of the Plan's goals, objectives, and priorities.

In 2020, an existing conditions analysis was conducted to determine the City's strengths, weaknesses, demographics, natural features, and other aspects. An online community survey was then launched in August 2020, which received over 300 responses from Fraser stakeholders.

In Fall 2020, the Planning Commission shifted focus to new Plan content such as the Central Business District (CBD), housing and neighborhoods, and future enhancements to Groesbeck Highway. Subsequently, the Future Land Use Plan was developed.

Lastly, in February 2021, the Planning Commission held a public hearing to open the 63-day comment period (as required by the Michigan Planning Enabling Act). No comments on the Plan were received other than those from the Macomb County Department of Roads. The comment did not suggest or recommend any changes to the ideas or content represented in the Plan.

BOUCHARD provided more detail on the general key themes of the Plan as well as the list of important topics considered during the planning process. Some of these include enhancing walkability and nonmotorized transportation opportunities, preserving the City's parks and stable neighborhoods, supporting the growth and development of the CBD, encouraging the redevelopment on the Groesbeck Highway corridor, expanding the City's housing stock where applicable, and more.

The Public Hearing was opened at 7:24pm

PUBLIC COMMENTS: KEIL noted that his last name is misspelled in the acknowledgements page. TRAXLER noted that this change will be reflected in a new draft. KEN BENNETT, owner of the Warfield Greens Golf Club, expressed concern for the Golf Course property being planned for Transitional Residential. BENNETT noted concern that the Transitional Residential designation may inhibit a future sale of the property, or otherwise make it difficult to continue its current use as a golf course. ANDREWS noted that the Master Plan will not make the Golf Course property nonconforming. The property is still permitted to be utilized as a golf course and sold as a golf course in the future, and no properties within Fraser will be rezoned without notification or input from property owners.

TRAXLER noted that many communities write new zoning district standards and send each property planned for that new district an informative letter detailing the district standards. Then, property owners will have the choice to participate in rezoning activities if they choose. Recreation uses can also be written in the Transitional Residential Zoning District as a special land use.

The Public Hearing was closed at 8:25pm

Motion by Member: FARINA **Supported by Member:** CZARNECKI

To: Adopt the 2021 Master Plan Resolution of Adoption and recommend the City of Fraser City Council adopt the 2021 Master Plan Resolution of Adoption.

AYES: 7 (BARR, COOK, CZARNECKI, FARINA, KEIL, PERRY, WARUNEK)

NAYS: 0

MOTION CARRIED

2. **SP 21-002 / Mike Magnoli on behalf of the Tiffany Development Corporation / 33417 Kelly Road / Proposal Building Addition**

CITY OF FRASER PLANNING COMMISSION MEETING
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
Wednesday, May 5, 2021
MINUTES DRAFT

DISCUSSION: URBIEL explained that the subject site is an industrial property located on Kelly Road, just north of 14 Mile Road. The applicant is proposing to add 5,000 square feet of enclosed warehouse space to the existing 4,991 square foot building. The proposal adds 6 parking spaces, a 750 square foot loading area, and additional landscaping in the front yard. URBIEL noted the proposed building addition does not pose any dimensional concerns on the lot. The proposed building exterior is planned to be composed of brick with aluminum accent. Three (3) overhead garage doors, three (3) entry/exit doors, and three (3) leased warehousing spaces are proposed as a component of the proposed addition. URBIEL described the shared access drive between the subject site and the adjacent site to the north.

FARINA stated that the City Engineer noted in their review that the applicant will be required to address concerns about stormwater on the site. Project Engineer, DELL'ISOLA noted that the subject site will include stormwater detention in the front yard landscaping or under the pavement of the site to address the review notes from the City Engineer.

CZARNECKI questioned the applicant if the existing site has a tenant, and if that tenant is aware of the proposed building addition. MAGNOLI stated that the proposed addition will include three (3) tenant spaces intended for warehousing purposes. CZARNECKI noted that the adjacent parcel seems to be utilizing some of the existing parking spaces on the subject site. MAGNOLI responded that the parking situation with the adjacent parcel will be addressed prior to construction of the proposed building addition.

CZARNECKI explained that the shared access driveway should also be repaved due to its current state of disrepair. WARUNEK agreed. MAGNOLI noted that the shared access driveway located on the subject site is already in the process of being repaved and improved.

CZARNECKI also noted that the trash enclosures are not screened. MAGNOLI responded that the current site does not have a trash receptacle, so the dumpster has been removed. When a dumpster is later placed on the site, it will be placed in the gated section near the existing dumpsters owned by adjacent tenants. URBIEL noted that screening trash enclosures is not required in the industrial districts. WARUNEK explained that trash storage and removal details should be added to the proposed site plan as a condition for approval.

Motion by Member: FARINA **Supported by Member:** COOK

To: Approve SP 21-002 Mike Magnoli on behalf of the Tiffany Development Corporation / 33417 Kelly Road / Proposal Building Addition with the following conditions:

1. The applicant provide an executed shared access agreement with the parcel to the north (33445 Kelly Road) in recordable form satisfactory to the City Attorney.
2. The applicant obtains all other required City and/or other governmental reviews and approvals prior to construction.
3. The applicant repaves and improves the common driveway from Kelly Road to a condition satisfactory to the City Engineer and Building Official.
4. The applicant amends the proposed site plans to include details on trash disposal and dumpster location.

AYES: 7 (BARR, COOK, CZARNECKI, FARINA, KEIL, PERRY, WARUNEK)

NAYS: 0

MOTION CARRIED

3. Draft Roseville Master Plan

DISCUSSION: URBIEL explained that the City of Roseville is in the process of drafting a new Master Plan. As per the Michigan Planning Enabling Act, neighboring municipalities are required to receive written notice of a new plan and receive opportunity to review and provide comment(s) on the plan's content.

Some of the context behind the review of the City of Roseville Draft Master Plan includes:

- Consistency with the 2021 City of Fraser Master Plan

**CITY OF FRASER PLANNING COMMISSION MEETING
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
Wednesday, May 5, 2021
MINUTES DRAFT**

- Confirming compatible planned land uses along shared borders
- Checking for complimentary goals, objectives, and priorities
- Continuation and connectivity of sidewalks and bike facilities to facilitate access from one municipality to another

Motion by Member: FARINA **Supported by Member:** KEIL

To: Authorize McKenna, on behalf of the City of Fraser Planning Commission, to submit a letter of comment to the City of Roseville containing recommendations on the City of Roseville 2021 Master Plan outlined in McKenna's review memorandum, dated April 27, 2021.

AYES: 7 (BARR, COOK, CZARNECKI, FARINA, KEIL, PERRY, WARUNEK)

NAYS: 0

MOTION CARRIED

7. UNFINISHED BUSINESS: None.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS:

DISCUSSION: None.

9. ZONING BOARD OF APPEALS MEMBER LIASION REPORT:

DISCUSSION: FARINA noted the ZBA meeting is scheduled for May 6, 2021. The meeting will include nominations for officers and three (3) variance requests.

10. COMMISSIONERS' COMMENTS AND ITEMS OF INTEREST / CONCERNS:

Member Barr:	Thank you to Fraser's first responders and police officers for their work.
Member Cook:	Apologize for being late to the meeting and wishes the group well.
Member Czarnecki:	Asked if Ms. Traxler could give more details to her leaving.
Member Perry:	Inquired on the status of the apartment building on Utica Road.
Member Farina:	Inquired on an update of the Dairy Queen and Hockeyland properties.
Member Kiel:	None.
Chair Warunek:	Thank McKenna for their work on the Master Plan and good luck to Ms. Traxler.
McKenna:	The Building Official issued a report on the status of several development items. The exterior painting and new roof on the Dairy Queen site are now complete. The blight violations that have been issued are now corrected. Hockeyland is in the process of completing the lot combination process with the City of Fraser Assessor. Mr. Urbiel will check on the status of the new apartment build on Utica Road and report back at next meeting.
City Attorney:	Wished Ms. Traxler the best of luck.

11. ADJOURNMENT:

Motion by Member: FARINA **Support by Member:** KEIL

To: ADJOURN THE MEETING OF MAY 5, 2021 at 9:14 PM

AYES 7 (BARR, COOK, CZARNECKI, FARINA, KEIL, PERRY WARUNEK)

NAYS 0

MOTION CARRIED

Audience members: None.

6A. Public Hearings

i. SLU 21-01 /
JIM BUTLER ON BEHALF OF A&A
MANAGEMENT / PART OF 34400 UTICA ROAD
/ TO OBTAIN SPECIAL LAND USE APPROVAL
FOR A PROPOSED FAST-FOOD RESTAURANT
WITH A DRIVE-THROUGH WINDOW IN THE “CG
– COMMERCIAL GENERAL” ZONING DISTRICT

Contents:

1. City Planner (McKenna) Review Letter



May 24, 2021

City of Fraser Planning Commission
33000 Garfield Road
Fraser, MI 48026

Subject: #SLU 21-01: Fraser Hockeyland Retail Development Special Land Use Review #1
34400 Utica Road
Site Plan Revision Dated 5/3/21;

Dear Planning Commissioners:

A Special Land Use review and approval is required for the proposed outlot development of a restaurant with a drive-through facility in front of the existing Fraser Hockeyland development at 34400 Utica Rd.

In 2019, the applicant received site plan approval with conditions for a proposal of two outlot buildings and received a variance from the Zoning Board of Appeals to reduce the required number of parking spaces for the proposed uses. That site plan approval, dated August 7, 2019, expired without the project being initiated. The applicant applied for and in February 2021 received site plan approval for a similar two-building outlot development. The current application is to amend that approval to build one building only, on the north outlot.

The subject Fraser Hockeyland site is 10.45 acres with about 370' of Utica Road frontage. The redevelopment occurs on a 0.9-acre portion of the current Fraser Hockeyland parking lot. The proposed infill development includes a freestanding building of 6,210 square feet and contains a restaurant with a drive-through. The site is in a CG, Commercial General zoning district, the City's most intense commercial district. The proposed drive-through restaurant activates this required special land use review.

As part of the special land use review, we studied the site plan revised May 3, 2021, the City's Zoning Ordinance development standards, guidelines established in the City's Master Plan, reviews for the previous proposal, and sound planning and design principles.



STANDARDS FOR SPECIAL LAND USE APPROVAL

Section 32-152 establishes the purpose and procedures for Fraser's special land use approval process. The Planning Commission is the final decision authority for special land uses in Fraser. The Planning Commission must first conduct a public hearing according to Michigan Zoning Enabling Act requirements before they decide. Section 32-153(1) contains standards for special land uses. The planning commission must believe the proposal meets each standard to approve the application. Our comments follow each standard.

- a. *The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the zoning district in which it is to be located.*

The location, size, and character of the proposed development is of a scale and nature that is appropriate for the Utica Road corridor. The current proposal is less intense than previously approved. Per the City Engineer's comments, this remedies some concerns about parking for day-to-day operations but does not completely eliminate those concerns for special/extreme events. The Planning Commission must be satisfied that the site design and operational program, is appropriate for the site, adjacent orderly development, and the like.

- b. *The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle interfaces in residential districts.*

We believe the resulting proposal makes vehicular traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic. In particular, the resulting traffic pattern will not contribute to pedestrian-vehicle conflicts in residential districts.

- c. *The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be offensive to the occupants of any other nearby uses permitted, whether by reason of dust, noise, fumes, vibration, smoke or lights.*

The subject drive-throughs are hundreds of feet from the nearest residential use (to the north) and should not impact those residences, particularly the noise associated with a drive-through speaker. Garbage collection, off-hours deliveries, and traffic from significant special events should not offend occupants from nearby permitted uses by creating nuisance factors like dust, noise, fumes, vibration, smoke, light, or glare. The administrative special event review procedure that was approved as part of previous site plan approvals, and we recommend be included as part of the new site plan approval, should mitigate negative impacts from extreme events with relation to parking and traffic concerns.

- d. *The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

The proposed development characteristics within this standard will not interfere with or discourage the appropriate development and use of adjacent land and buildings. The proposed building's location



and height is appropriate for the area, and we believe the proposed landscaping would improve the appearance of the Fraser Hockeyland site's Utica Road frontage. The proposal does not unreasonably affect adjacent property values.

- e. *The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the city.*

Though there may be evidence of a market demand for the proposed uses, the extreme event parking conditions could potentially cause concern with regard to harmoniously relating to physical aspects of adjacent land uses. We feel the applicant and the City can effectively work together to mitigate any negative impacts of significant special events.

- f. *The proposed use is necessary for the public convenience at the proposed location.*

No evidence suggests that the proposed infill use is NOT necessary for the public convenience at the proposed location.

- g. *The proposed use is so designated, located, planned and to be operated that the public health, safety and welfare will be protected.*

We believe that the public health, safety and welfare are substantially protected. The proposed site layout adds development intensity while accommodating pedestrian safety and circulation, vehicular movement both on- and off-site.

- h. *The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.*

We believe that the proposed development will not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

SITE PLAN COMMENTS

Site plans are required for all special land uses in the City of Fraser; please refer to Site Plan Review #1 dated May 24, 2021. We recommend the Planning Commission approve the site plan subject to these conditions:

1. The applicant must provide a 60-day advance notice of significant events (which include Extreme Events) and a plan to handle parking, traffic and safe pedestrian circulation. A plan for Extreme Events must be submitted by the Applicant to the City's Development Review Team at least 60 days in advance of the proposed Extreme event to be reviewed administratively by the City.
2. The applicant agrees to comply with the Plan for Extreme Events and all additional requirements imposed by the Development Review Team relating to the proposed parking management strategy for large-scale special events.
3. The applicant agrees to employ adequate City Public Safety personnel at the Applicant's sole expense to handle traffic congestion and circulation problems and facilitate orderly parking at Extreme Events and other events where traffic congestion and the need for



overflow parking is anticipated in accordance with the past practice reimbursement process.

4. The applicant must adhere to the North Parking Lot improvement plan as submitted.
5. The applicant must combine the three (3) subject parcels (i.e., the Hockeyland arena and the two parcels constituting the north lot) into a single property prior to the division of an outlot parcel as proposed.
6. Agreements for easements for cross access, shared parking and utilities for the parcels proposed as part of this development application are required. These agreements for easements must be reviewed and approved by the City, executed, and recorded with the Macomb County Register of Deeds.
7. Applicant must give the City 60 days advance notice prior to the expiration or termination of any Shared Parking and Lease Agreements, provide alternate shared parking arrangements for review and approval by the City, and be subject to revocation if no suitable shared parking arrangement is provided.
8. All agreements and site plans must be reviewed and approved by all applicable government departments and agencies, by the City Attorney, and City Engineers.
9. The applicant achieves 100% fire protection and safety approval from the City of Fraser Fire Marshall.
10. Retail operations may only be conducted between 6am and 11pm.
11. The applicant agrees to completely resurface, restripe, and re-asphalt the entire Hockeyland parking lot (i.e., the entirety of parking lots in proposed Parcels A, B and C, including the north lot) and the parking lot must provide adequate stormwater management.
12. Shared Parking and Lease Agreements with Total Soccer, the Lions' Club, Meijer, and Fraser Schools must be reviewed and approved by the City Attorney, executed, and recorded with the Macomb County Register of Deeds.
13. The applicant obtains written approvals from all applicable City departments and agencies prior to construction.

RECOMMENDATION

We recommend the Planning Commission hold the statutory public hearing. If the Planning Commission finds facts consistent with our review satisfy the zoning ordinance standards for special land use approval contained in Section 32-152, then the Planning Commission should approve the proposed special land use for a drive-through use, provided the proposal meets the conditions we recommend for site plan approval.

If you have any questions, please contact us.



Respectfully,

MCKENNA

Paul Urbiel, AICP
Senior Principal Planner

Cc: City of Fraser, MI: Building Official, City Engineer, City Attorney, City DPW
James Butler, Applicant, PEA

6B. Site Plans and Other Reviews

i. SP 20-006 /
JIM BUTLER ON BEHALF OF A&A MANAGEMENT /
PART OF 34400 UTICA ROAD /
PROPOSED SITE RETAIL

Contents:

1. City Planner (McKenna) Review Letter
2. Site Plan Submission (*Drawing Revision Dated 5/3/21*)
3. City Engineer (AEW) Review Letter

Additional Applicant Materials:

4. Extreme Event Plan (Submitted as Part of Previous Approval)

Site Plan Review Summary

SP 21-04

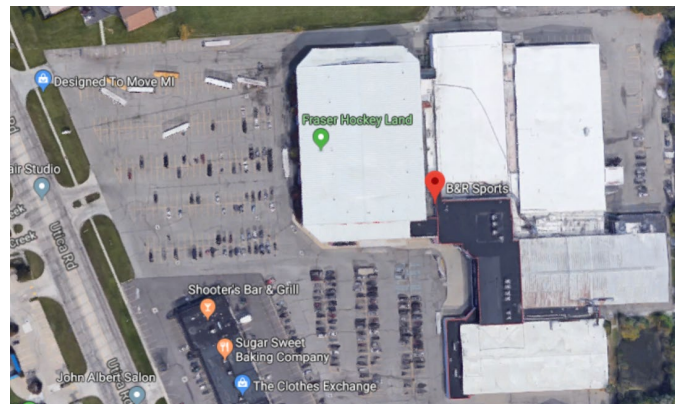
Site plan Revision Dated 5/3/21
City of Fraser, Michigan



SITE ADDRESS / LOCATION 34400 Utica Road – Fraser Hockeyland Outlot Retail Development	APPROVING BODY Planning Commission	PUBLIC HEARING DATE June 2, 2021 for Special Land Use
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Paul Urbel, AICP – (313) 888-9882		APPLICANT / PROPERTY OWNER James Butler, PEA (Engineer) and H. Kowalski on behalf of Fraser Hockeyland Property, LLC (Owner)

BRIEF SUMMARY OF REQUEST:

The applicant is proposing to amend a previously-approved site plan to redevelop an outlot area of Fraser Hockeyland at 34400 Utica Road. The site is 10.45 acres with a large portion of the parcel already developed. The redevelopment will take place in a 0.9 acre piece of the parking lot of Fraser Hockeyland. The applicant proposes to construct a retail buildings and to redesign the parking lot in the front yard with landscaped features. The proposal locates a Big Boy restaurant with a drive-through facility in the outlot. The existing ingress/ egress access points are proposed to remain in their current location.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	CG – Commercial General; Commercial Sports Venue	Other commercial sites zoned CG – Commercial General, RH – Residential High-Multiple and RL – Residential Low-One Family	New parking, landscaping, and building construction	Total site area = 10.45 acres Dev. site area = 0.9 acres New bldg. area = 6,210 sq. ft. 370 ft. frontage on Utica Road

Compatibility with Zoning Ordinance

The CG district is designed to provide for a wide range of activities that are predominantly retail in nature. In addition to retail uses, other activities – usually requiring large land area and access to major or secondary thoroughfares – are permitted. Sit-down restaurants are permitted by right, drive-ins/ throughs and fast-food restaurants are special uses.

Compatibility with Master Plan

The Master Plan designates the Future Land Use of this area and the surrounding parcels for continued General Commercial. It further describes appropriate land uses for General Commercial as including “restaurants (both sit-down and fast food with drive-through”.

Buildings in General Commercial “should be constructed of high-quality materials which wrap around the entire building and feature attractive signage. Robust landscaping should be installed throughout the site. Commercial buildings should be supported by sufficient but not overly excessive parking areas.”

PLANNER RECOMMENDATION

- ☐ APPROVE
- ☒ APPROVE WITH CONDITIONS
- ☐ REVISE AND RESUBMIT
- ☐ DENY

ATTACHMENTS

- ☒ SUBMITTED PLANS
- ☐ APPLICATION
- ☐ PUBLIC HEARING NOTICE
- ☐ PROOF OF OWNERSHIP
- ☐ PUBLIC COMMENTS
- ☒ AGENCY COMMENTS
- ☒ REVIEW AGAINST ZONING STANDARDS
- ☐ MISC.

Review Against Zoning Standards



1. CG, Commercial General Business District (Section 32-135)

a. Zoning and Land Use (Section 32-135 (1))

The subject site is zoned CG, Commercial General Business District, which accommodates commercial uses that need access to major thoroughfares. This proposal is to build a restaurant with a drive-through window on the north portion of the outlot. Restaurants are permitted uses; however, drive-through restaurants require Special Use approval (32-135 (2) (d)).

b. Dimensional Requirements (Section 32-135 (3))

The minimum lot size in the CG district is 12,000 square feet (approximately 0.27 acres); the subject site is 10.45 acres. The redevelopment takes place within a 1.46-acre portion of the parking lot of Fraser Hockeyland. The minimum lot width for the CG district is 80 feet. It is our understanding that the applicant proposes to divide the outlot parcel from the subject site. The results of this proposed division would be a new parcel that is approximately 240 feet wide with an area of approximately 0.9 acres.

The required front yard setback is measured from the centerline of the right-of-way and is determined based on the road classification as described in the Master Plan. Utica Road, at five lanes wide, is a Major Road. Thus, the required setbacks are 110 feet from the centerline for the building and 70 feet from the centerline for the parking lot. The proposed building and parking lots meet all setback standards.

The maximum building height is 30 feet or two stories. Proposed building elevations indicate that the proposed one-story building height is 25'-7", which meets the ordinance requirement.

2. Off-Street Parking and Loading Requirements (Article VI Section 32-91 through 32-95 and 32-97)

a. Parking

Parking spaces previously approved as part of the original Fraser Hockeyland development are proposed to be removed as part of the subject outlot development project. The applicant proposes a different parking configuration to accommodate the new restaurant building. There is an approximate net loss of 107 on-site parking spaces proposed as part of this development.

In 2019, the applicant applied for and received a variance to reduce the required parking to 525 spaces, as well as a variance to grant permission to utilize land that is not paved for off-street parking to facilitate the use of the Lions Club property to the north as part of a shared parking agreement.

The development as proposed provides 563 spaces (proposed work + existing spaces to remain). The applicant indicates that shared parking agreements are in place with two neighboring sites for 247 additional spaces.

<u>Parking Supply</u>	
	Parking Proposed
Project Site (Proposed Work + Existing to Remain)	563
Total Soccer (Shared Parking Agreement)	77
Lions Club (Shared Parking Agreement)	170
Total Parking Supply	905

i. Further parking details:

- Of the total parking spaces for the proposed new development, three barrier free spaces are required; the site plan shows three barrier-free spaces.
- Per section 32-95, associated with each drive-through restaurant, three off-street waiting spaces should be provided; these spaces are provided.
- Parking space widths and lengths comply with the zoning ordinance.
- Three bicycle parking spaces are provided in a rack on a concrete pad in front of the proposed building.

ii. City Engineer Review:

The City Engineer provided the following comments regarding parking, based on the proposed site plan and accompanying traffic study:

1. While an updated traffic and parking study was not prepared; we offer the following observations for consideration when comparing the currently proposed site plan to the plan that was prepared in December 2020:

a. Elimination of the retail component and specialty eatery with drivethru:

i. Reduces site driveway vehicular traffic by 781 daily trips

1. 402 New Trips and 379 Pass-By Trips

2. 58% of the increased traffic generated by previous site plan iteration will not be generated by proposed site plan

ii. Reduces peak hour parking demand by:

1. 21 spaces for typical weekday

2. 27 spaces on typical weekend

iii. Increases parking supply by 38 spaces

1. Parking demand is 51% of parking supply for typical weekday

2. Parking demand is 88% of parking supply for typical weekend

3. Typical weekend operations now fall within 85%-90% desirable range for effective parking supply ratio

b. Site will still not sufficiently accommodate parking demand for

“extreme case” events, which should be considered on a case by case basis with overflow parking mitigation plans.

b. Ingress / Egress

The applicant is proposing to retain the existing approach at the northern access. The southern existing ingress/egress drive is proposed to be reconstructed and reconfigured in the same location to accommodate two egress lanes (one left-turn lane to southbound Utica Road and one lane for through traffic to French Creek Drive and right turns to northbound Utica Road) and one ingress lane with an added right-turn deceleration lane for northbound Utica Road.

c. Circulation On- and Off-Site

Section 32-131 (e) of the City's code requires a planned approach to large commercial and office properties. Specifically, *“The Planning Commission shall review the building and/or use proposed to be located in front of the established building to determine whether the building or use is of such location, size and character to be in harmony with the appropriate and orderly development of the balance of the site, is not detrimental to the development of adjacent uses, does not create any vehicular or pedestrian hazards, and is aesthetically compatible with the buildings and uses located (or to be located) upon the site.”*

Proposed on-site circulation patterns are adequately provided for. All two-way lanes have at least 24 feet of maneuvering width and all parking spaces are provided adequate access to maneuvering spaces.

The City Engineer's review comments address off-site circulation:

"2. The previous traffic study did include new Meijer outlots on Utica Road with the exception of the Taco Bell. Given similar characteristics of the uses and assumptions that were made previously, the observations of traffic conditions on nearby road network would be reasonably well represented by the findings of the previous traffic study. The previous study's findings of Level of Service (LOS) for site driveways would likely be improved with proposed changes."

d. Loading (Section 32-97)

Section 32-97 described the requirements for off-street loading and unloading. For this development, one loading space is required with an area of 10' by 50'. A 10'x50' loading space is described on the plans to the rear of the proposed restaurant building, meeting the ordinance requirement. The plans note that loading is to happen between the hours of 10pm and 6pm.

3. Landscaping (Section 32-84, 32-88, 32-40)

A landscape plan has been provided. Section 32-88 of the Zoning Ordinance describes landscaping requirements for parking lot frontages and interiors. With 370 feet of lot frontage, 12 trees are required within the front yard setback. 12 trees have been proposed along with a low hedge buffer.

Additionally, one tree is required for every six parking spaces, a requirement of 30 trees. 30 trees are proposed. The proposed landscape will result in an improved appearance of the Utica Road frontage of the entire Hockeyland site. The proposal meets the requirements of the zoning ordinance.

4. Signs (Section 32-85)

A sign plan was not submitted. New signs may be applied for and considered as part of the site plan or separately, for administrative approval.

5. Architecture and Building (Section 32-131 (a))

Elevations and building finishes have been provided. The exterior of the buildings will be primarily constructed of black, white and gray masonry, white Exterior Insulation and Finish System (EIFS) cladding, extruded aluminum siding with both a gray and brown/woodgrain appearance. The building (slated to house a Big Boy restaurant) also includes red extruded aluminum siding. The storefront glazing system consists of clear glass and dark bronze appearance aluminum frame elements. The proposed building is reasonably attractive; the applicant has provided materials on sheets A-201 and a visualization of the North building materials on LOD-1 of the site plan submittal.

6. Fencing (Sec. 32-44)

Fencing is proposed around the outdoor seating area. A plan of the proposed fencing is provided on the architectural plans. Detailed drawings of the proposed fencing were not included, but in follow-up correspondence the applicant describes the design intent as "commercial-grade black aluminum architectural fencing" as described in the character photograph provided by the applicant below. We believe this meets the zoning ordinance requirement that new fences in commercial zoning districts must be "of an ornamental nature". Per ordinance requirements, the fence is not proposed to enclose any required parking area, nor is it located in the required front yard.



7. Dumpster (Section 32-131 (e))

A two-dumpster enclosure is proposed to be located in the northeast portion of the proposed outlot. The proposed dumpster screening meets the requirements of the ordinance. The outlot nature of the site presents a challenge to dumpster placement without corresponding pedestrian conflicts. We believe the proposed solution is reasonable, given those challenges and the configuration of the remainder of the site.

8. Lighting (Section 32-86)

There are 13 light poles proposed on the site plan, each being 25 feet tall. A photometric plan has been submitted indicating compliance with the Zoning Ordinance requirements for illumination at driveways, parking areas, walks, and at the property lines. The lights are shielded downward as required. As a reminder, there shall be no flashing, oscillating, moving or intermittent type of lighting/illumination.

9. Pedestrian Safety and Circulation

Pedestrian safety and circulation throughout the site is addressed by 5' wide crosswalk striping that provides access to the proposed building from Utica Road, from the Hockeyland Arena and from parking areas to the north and south of the site. Section 32-93 (12) requires that stacking lanes and drive-throughs not impede pedestrian circulation. Pedestrians coming to the proposed development from the Hockeyland Arena will have to cross the drive-through lane, but this is mitigated by the inclusion of the crosswalks mentioned above.

10. Lot Combination and Land Divisions

The site plan as proposed implies the division of the existing Hockeyland parcel, resulting in an outlot for the proposed development. The applicant had initiated the process of combining existing parcels under their ownership per the requirements of their previous approvals, but our understanding from the City Assessor is that they have withdrawn that application. We believe that the requirement for combining the existing parcels under common ownership (to incorporate the north lot) should remain as a condition of approval for this proposal. The proposed strategy for dividing the outlot could then occur if the outlot and the main site are subject to reciprocal easement agreements for access, parking and utilities.

11. Reviewing Entities

The site plan is subject to review by all the applicable departments and jurisdictions deemed necessary to ensure the health, safety, and welfare of the community. We note that, per conversation with the Fire Marshall associated with this review, the applicant has continued to act in good faith for bringing past violations on the existing arena property into compliance. That process is not yet complete but our understanding is that it is nearly so.

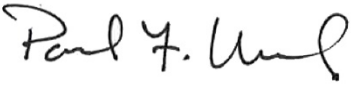
RECOMMENDATION

Based on the above review, we believe the site plan application is complete and the Planning Commission may act upon the petition. Considering the previous approvals of a variance for parking, and associated conditions for approvals for related previous proposals on this property, we recommend the Planning Commission include the following conditions with site plan approval:

1. The applicant must provide a 60-day advance notice of significant events (which include Extreme Events) and a plan to handle parking, traffic and safe pedestrian circulation. A plan for Extreme Events must be submitted by the Applicant to the City's Development Review Team at least 60 days in advance of the proposed Extreme event to be reviewed administratively by the City.
2. The applicant agrees to comply with the Plan for Extreme Events and all additional requirements imposed by the Development Review Team relating to the proposed parking management strategy for large-scale special events.
3. The applicant agrees to employ adequate City Public Safety personnel at the Applicant's sole expense to handle traffic congestion and circulation problems and facilitate orderly parking at Extreme Events and other events where traffic congestion and the need for overflow parking is anticipated in accordance with the past practice reimbursement process.
4. The applicant must adhere to the North Parking Lot improvement plan as submitted.
5. The applicant must combine the three (3) subject parcels (i.e., the Hockeyland arena and the two parcels constituting the north lot) into a single property prior to the division of an outlot parcel as proposed.
6. Agreements for easements for cross access, shared parking and utilities for the parcels proposed as part of this development application are required. These agreements for easements must be reviewed and approved by the City, executed, and recorded with the Macomb County Register of Deeds.
7. Applicant must give the City 60 days advance notice prior to the expiration or termination of any Shared Parking and Lease Agreements, provide alternate shared parking arrangements for review and approval by the City, and be subject to revocation if no suitable shared parking arrangement is provided.
8. All agreements and site plans must be reviewed and approved by all applicable government departments and agencies, by the City Attorney, and City Engineers.
9. The applicant achieves 100% fire protection and safety approval from the City of Fraser Fire Marshall.
10. Retail operations may only be conducted between 6am and 11pm.
11. The applicant agrees to completely resurface, restripe, and re-asphalt the entire Hockeyland parking lot (i.e., the entirety of parking lots in proposed Parcels A, B and C, including the north lot) and the parking lot must provide adequate stormwater management.
12. Shared Parking and Lease Agreements with Total Soccer, the Lions' Club, Meijer, and Fraser Schools must be reviewed and approved by the City Attorney, executed, and recorded with the Macomb County Register of Deeds.
13. The applicant obtains written approvals from all applicable City departments and agencies prior to construction.

Respectfully,

McKENNA



Paul Urbiel
Senior Principal Planner

Cc: City of Fraser, MI: Building Official, City Engineer, City Attorney, City DPW
James Butler, Engineer, PEA
H. Kowalski, Applicant, Fraser Hockeyland Property LLC

_____ Building Department	Application No. _____
_____ Fire Marshal	Date Received _____
_____ City Council/Econ. Dev. Coord.	Review Fee \$ _____

CITY OF FRASER

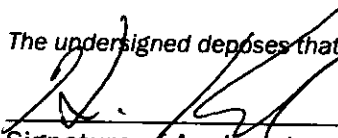
APPLICATION FOR SITE PLAN REVIEW/SPECIAL LAND USE APPROVAL

☐ Site Plan
 ☒ Special Land Use

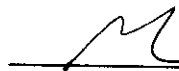
Name of Project: <u>Fraser Retail Center</u>			
Address of Project: <u>34400 Utica Road</u>			
Proposed Use: <u>Small Format Retail</u>			
Applicant's Name: <u>Fraser Hockeyland Property, LLC</u>			
Address: <u>26300 Telegraph Road, 2nd Floor</u>			
City: <u>Southfield</u>	Zip: <u>48033</u>	Phone: <u>248-359-2300</u>	
Parcel Identification: <u>03-11-31-252-010</u>			
Complete Legal Description: (use opposite side or attach separately)			
Zoning: <u>CG</u>	Size in acres: <u>10.45</u>	Parcel Width: <u>Varies</u>	Parcel Length: <u>Varies</u>
Legal Owner:			
Name: <u>Fraser Hockeyland Property, LLC</u>		Phone #: <u>248-358-2300</u>	
Address: <u>26300 Telegraph Road, 2nd Floor, Southfield, Michigan 48033</u>			
Site Plan Preparer's Name: <u>PEA Group (James P. Butler, PE)</u>			
Phone: <u>248-689-9090 x 1133</u>		Fax: _____	
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.): _____			

Planning Commission meeting (second Wednesday of the month at 8:00pm.) The site plan shall include all information required by the City of Fraser Zoning Ordinance. All plans must be folded when submitted. The applicant or representative must be present at the Planning Commission meeting. The site plan shall satisfy the requirements of the Zoning Ordinance for issuance of a building permit, but shall not exempt the applicant from compliance with all other City ordinances or requirements.

The undersigned deposes that foregoing statements and answers and accompanied information are true and correct.



 Signature of Applicant



 Signature of Legal Property Owner

H. KOWALSKI
 Please print/type name below signature

DR. MUSTAFA Afr
 Please print/type name below signature

Statement of Use for Fraser Retail Center

Construction of one (1) single story retail building (Building A) will be a 5,006 square foot restaurant with drive up window and an outdoor seating area of 1,204 square feet.

LEGAL DESCRIPTION
(KEM-TEC Boundary and Topographic Survey)

PARCEL ID: 11-31-252-010
A PARCEL OF LAND SITUATED IN THE CITY OF FRASER, COUNTY OF MACOMB,
STATE OF MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T2N, R13E SEC 31 COMM AT E 1/4 POST SEC 31; TH N 89°01'W 1347.10; TH N
00°33' E 766.05 FT TO POB; TH S 89°05'W 526.41 FT; TH N 19°47' W 264.16 FT;
TH S 89°05' W 270.41 FT; TH N 19°47' W 370.60 FT; TH N 89°05' E 1017.46 FT;
TH S 00°33' W 601.12 FT TO POB. 10.957 A; EXC WLY 63.40 FT FOR ROW

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL
DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL
FEATURES AND STRUCTURES WAS PROVIDED BY KEM-TEC.

PEA, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY
OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

BENCHMARKS

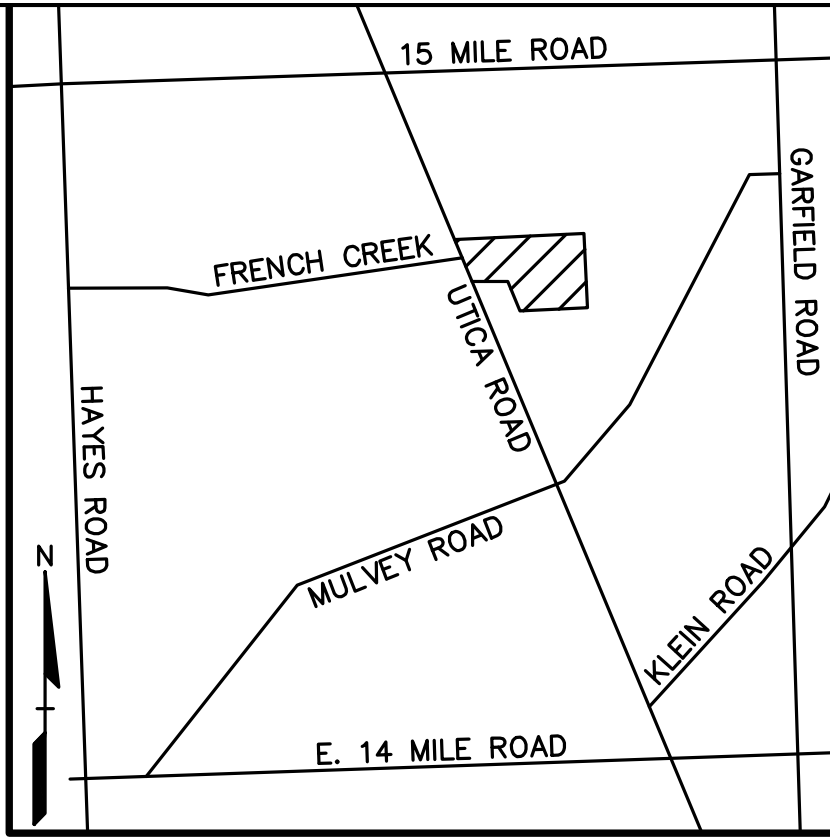
(GPS DERIVED - NAVD88)

BM #300
ARROW ON HYDRANT LOCATED APPROX. 40'± NORTHWEST OF
THE NORTHWEST BUILDING CORNER OF THE FRASER HOCKEY
LAND ARENA (34400 UTICA RD.) & APPROX. THE 205'± EAST
OF THE EAST BUILDING CORNER OF THE FRASER LION'S CLUB
GARAGE (34540 UTICA RD.).
ELEV. = 612.21

BM #301
ARROW ON HYDRANT LOCATED ON THE WEST SIDE OF UTICA
ROAD AT THE SOUTHWEST CORNER OF THE ENTRANCE TO
FRASER BICYCLE (34501 UTICA RD.).
ELEV. = 613.57

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X". AREA DETERMINED TO
BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD
INSURANCE RATE MAP NUMBER 26099C03370, DATED SEPTEMBER 29, 2006.



NO.	DATE	REVISIONS
1	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
2	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
3	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
4	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
5	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
6	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
7	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
8	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
9	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
10	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
11	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
12	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
13	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
14	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
15	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
16	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
17	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
18	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
19	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
20	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
21	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
22	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
23	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
24	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
25	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
26	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
27	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
28	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
29	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
30	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
31	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
32	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
33	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
34	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
35	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
36	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
37	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
38	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
39	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
40	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
41	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
42	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
43	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
44	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
45	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
46	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
47	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
48	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
49	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
50	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
51	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
52	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
53	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
54	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
55	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
56	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
57	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
58	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
59	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
60	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
61	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
62	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
63	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
64	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
65	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
66	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
67	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
68	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
69	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
70	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
71	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
72	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
73	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
74	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
75	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
76	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
77	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
78	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
79	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
80	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
81	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
82	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
83	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
84	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
85	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
86	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
87	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
88	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
89	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
90	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
91	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
92	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
93	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
94	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
95	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
96	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
97	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
98	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
99	5/02/21	REVISED PER AGENCY REVIEW COMMENTS
100	5/02/21	REVISED PER AGENCY REVIEW COMMENTS



- LEGEND**
- IRON FOUND
 - ⊗ IRON SET
 - ⊗ NAIL FOUND
 - ⊗ NAIL & CAP SET
 - ⊗ BRASS PLUG SET
 - ⊗ MONUMENT FOUND
 - ⊗ MONUMENT SET
 - ⊗ SEC. CORNER FOUND
 - ⊗ RECORDED
 - ⊗ MEASURED
 - ⊗ CALCULATED

- EXISTING**
- OH—ELEC—V—O— ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
 - UG—CATV—V—O— UNDERGROUND CABLE TV, CATV PEDESTAL
 - UG—PHONE—V—O— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
 - UG—ELEC—V—O— ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
 - GAS—V—O— GAS MAIN, VALVE & GAS LINE MARKER
 - WATER—V—O— WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
 - SEWER—V—O— SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM—V—O— STORM SEWER, CLEANOUT & MANHOLE
 - COMBINED—V—O— COMBINED SEWER & MANHOLE
 - SQUARE, ROUND & REEFED CATCH BASIN, YARD DRAIN
 - POST INDICATOR VALVE
 - WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
 - MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNIDENTIFIED STRUCTURE
 - SPOT ELEVATION
 - CONTOUR LINE
 - FENCE
 - GUARD RAIL
 - STREET LIGHT
 - SIGN
- CONCRETE**
- CONC.— CONCRETE
- ASPHALT**
- ASPH.— ASPHALT
- GRAVEL**
- GRAVEL— GRAVEL SHOULDER

REFERENCE DRAWINGS
CONSUMERS ENERGY QUARTER SECTION MAP NO. 02-63-31-1, DATED 06-18/18
FRASER ICE ARENA, PROPOSED SITE PLAN, PRIME DESIGN SYSTEMS, INC. PROJECT
88/235, SHEET 021-3, DATED 12/19/88, REVISED 10/31/90



CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING
UNDERGROUND UTILITIES AS SHOWN ON THIS
DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS
GIVEN FOR THE ACCURACY OF THE INFORMATION
CONTAINED HEREIN. THE USER OF THIS DRAWING
FOR DETERMINING THE EXACT UTILITY LOCATIONS AND
ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF
PEA, INC. THEY ARE NOT TO BE REPRODUCED, COPIED,
REPRODUCED, OR IN ANY MANNER, OR FOR
FURNISHING INFORMATION TO OTHERS, WITHOUT THE
WRITTEN CONSENT OF PEA, INC. ALL COMMON
LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE
HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN
ACCORDANCE WITH GENERALLY ACCEPTED
CONSTRUCTION PRACTICES, CONSTRUCTION
CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOLE
AND COMPLETE RESPONSIBILITY FOR JOB SITE
CONDITIONS DURING THE COURSE OF CONSTRUCTION
OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS
AND PROPERTY. THAT THIS REQUIREMENT SHALL BE
MADE TO APPLY CONTRACTUALLY AND NOT BE LIMITED
TO NORMAL WORKING HOURS AND CONSTRUCTION
CONTRACTOR FURTHER AGREES TO DEFEND,
INDemnIFY AND HOLD DESIGN PROFESSIONAL, OR
ALLIED, IN CONNECTION WITH THE PERFORMANCE
OF WORK ON THIS PROJECT EXCEPTING LIABILITY
ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN
PROFESSIONAL.

**3 FULL WORKING DAYS
BEFORE YOU DIG CALL**

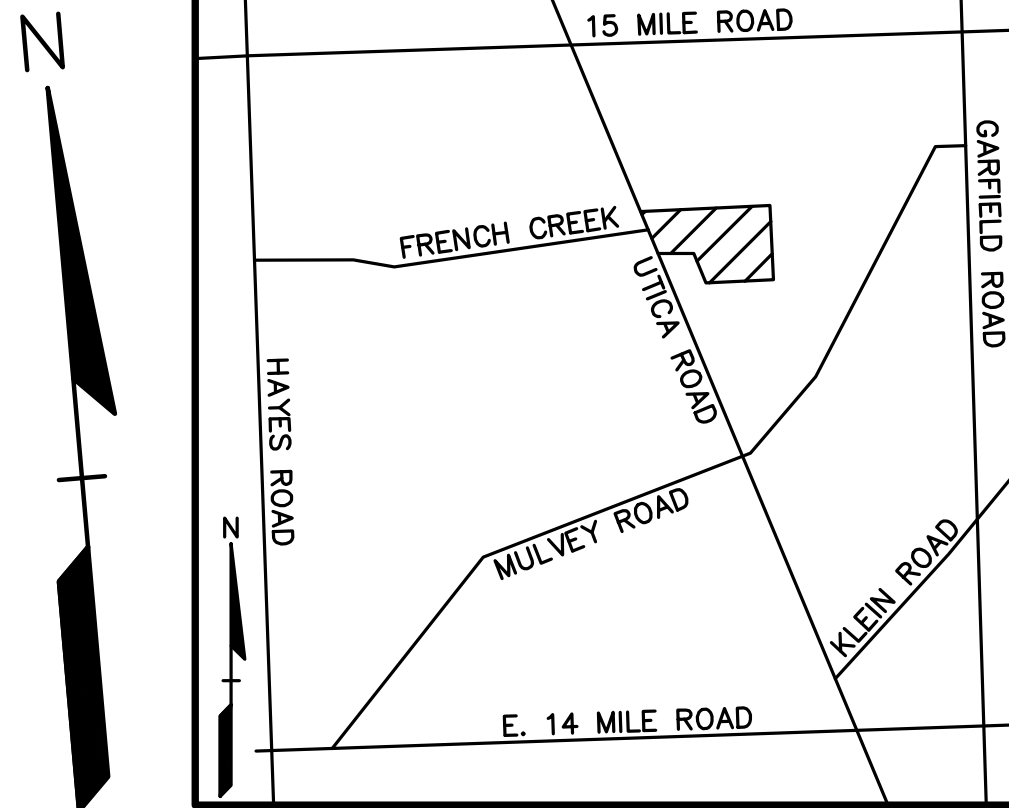
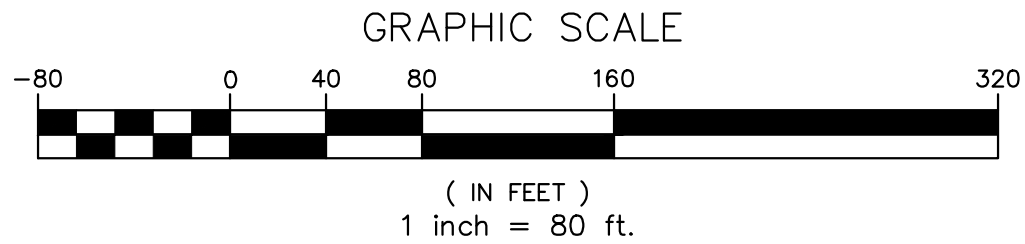
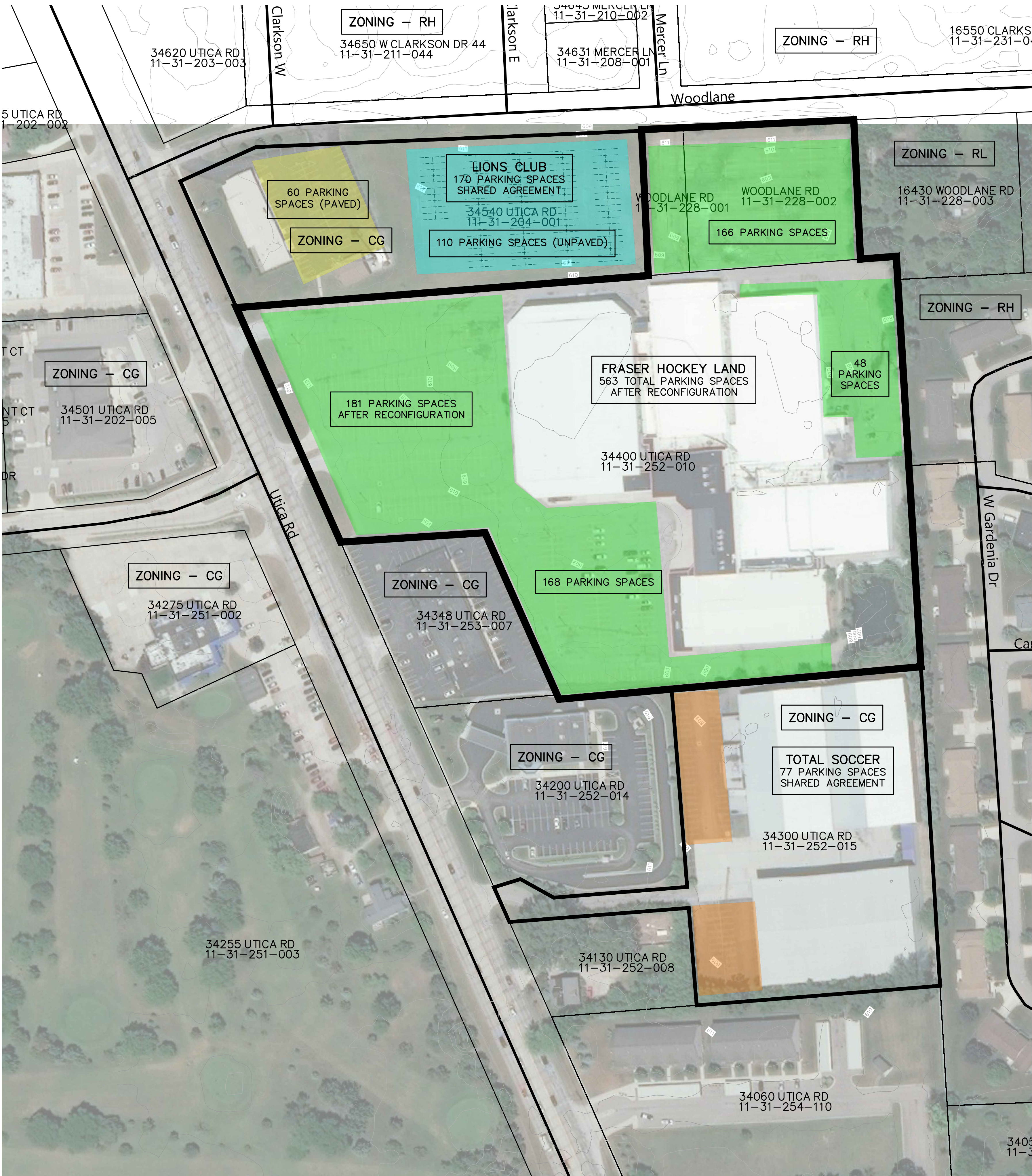
811
Know what's below
Call before you dig

MISS DIG System, Inc.
1-800-482-7171 www.missdig.org
(1021-4821)



PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

26300 TELEGRAPH ROAD - SUITE 200 SOUTHFIELD, MICHIGAN 48033							
TOPOGRAPHIC SURVEY							
FRASER RETAIL CENTER							
PART OF THE EAST 1/4 OF SECTION 31, T128N, R13E CITY OF FRASER, WACONIA COUNTY, MICHIGAN							
DES.	VBC	DN.	TJL	SUR	DLC	P.M.	JPB
S:\PROJECTS\2018-2027 FRASER RETAIL CENTER\ADAMS SITE PLANS\SC-10709-1827.dwg							



SITE DATA TABLE:

SITE AREA: 10.45 ACRES (455,202 SQ.FT.) NET AND GROSS

ZONING: CG, COMMERCIAL GENERAL

PROPOSED USE:

RESTAURANT = 5,006 SF (OUTDOOR SEATING = 1,204 SF) TOTAL = 6,210 SF

BUILDING INFORMATION:

MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FEET (2 STORIES)

PROPOSED BUILDING HEIGHT = 26 FEET

EXISTING BUILDING FOOTPRINT AREA = 182,950 SQ.FT.

PROPOSED BUILDING FOOTPRINT AREA = 5,006 SQ.FT.

TOTAL BUILDING FOOTPRINT AREA = 187,956 SQ.FT.

BUILDING LOT COVERAGE = 41.3%

SETBACK REQUIREMENTS:

CG ZONING DISTRICT:

FRONT SETBACK: 110 FEET REQUIRED (139.50' PROVIDED)

SIDE SETBACK: 0 FEET REQUIRED (61.01' PROVIDED)

REAR SETBACK: N/A

PARKING SETBACK 70 FEET REQUIRED (70' PROVIDED)

PARKING CALCULATIONS:

RESTAURANT 1 (BIG BOY) = 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA OR 1 SPACE FOR EACH 2 PERSONS ALLOWED WITHIN MAXIMUM OCCUPANCY DETERMINED BY FIRE MARSHALL, WHICHEVER IS GREATER.

RESTAURANT 1 (BIG BOY) = 5,006 GSF + OUTDOOR PATIO = 1,204 GSF = 6,210 GSF

6210/100 = 62 SPACES + 6 SERVICE WINDOW + 3 WAITING = 71 SPACES.

MAXIMUM ARENA SEATING = 2,500 (+ MINOR LEAGUE TEAM)

PARKING REQUIRED = 2,500 / 3 PER SEAT = 833.3 OR 834

TOTAL REQUIRED PARKING = 834 + 71 = 905 SPACES (ON 10-03-21 ZBA GRANTED A VARIANCE FOR THE REDUCTION IN REQUIRED PARKING TO BE 772 SPACES)

FRASER HOCKEY LAND PARKING PROVIDED = 563 SPACES INCLUDING 11 ADA (2 BEING VAN ACCESSIBLE)

PARKING AGREEMENTS WITH NEIGHBORING TENANTS:

TOTAL SOCCER = 77 PARKING SPACES INCLUDING 6 ADA (2 BEING VAN ACCESSIBLE)

LIONS CLUB = 170 PARKING SPACES

TOTAL PARKING PROVIDED = 810 SPACES INCLUDING 17 ADA (4 BEING VAN ACCESSIBLE)

• THE MINOR LEAGUE TEAM NO LONGER UTILIZES THIS FACILITY.

SHARED PARKING STUDY NOTE:

A SHARED PARKING STUDY WAS PERFORMED BY BERGMANN ON MAY 30, 2019 FOR THE FRASER HOCKEYLAND SITE - FRASER MICHIGAN AND IS PROVIDED AS PART OF THE SITE PLAN APPROVAL PACKAGE. DATE COLLECTION, FUTURE PARKING DEMAND, ADDITIONAL CONSIDERATIONS AND CONCLUSIONS HAVE BEEN PROVIDED IN THE REPORT.

- REGULAR PARKING
- SHARED PARKING WITH LION'S CLUB
- SHARED PARKING WITH TOTAL SOCCER
- OVERFLOW PARKING

LEGEND

● IRON FOUND
⊗ IRON SET
⊗ NAIL FOUND
⊗ NAIL & CAP SET

⊗ BRASS PLUG SET
⊗ MONUMENT FOUND
⊗ MONUMENT SET

● SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING

—OH-ELEC-4V—ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
—UG-CATV—UNDERGROUND CABLE TV, CATV PEDESTAL
—UG-PHONE—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC-4E—ELECTRIC U.G. CABLE, MANHOLE, WIRE & HANDHOLE
—GAS—GAS MAIN, VALVE & GAS LINE MARKER
—WATER—WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—STORM SEWER, CLEANOUT & MANHOLE
—COMB—COMBINED SEWER & MANHOLE
—S&B—SQUARE, ROUND & RECTIVE CATCH BASIN, YARD DRAIN
—PI—POST INDICATOR VALVE
—WV—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
—MTR—MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
—UNID—UNIDENTIFIED STRUCTURE
—SPOT—SPOT ELEVATION
—CONTOUR—CONTOUR LINE
—FENCE—FENCE
—RAIL—GUARD RAIL
—STREET—STREET LIGHT
—SIGN—SIGN

PROPOSED

—CONC.—CONCRETE
—ASPH.—ASPHALT
—GRAVEL—GRAVEL SHOULDER

STD HEAVY DUTY ONLY
STD HEAVY DUTY ONLY

REFERENCE DRAWINGS

CONSUMERS ENERGY QUARTER SECTION MAP NO. 02-63-31-1, DATED 06-18/18

FRASER ICE ARENA, PROPOSED SITE PLAN, PRIME DESIGN SYSTEMS, INC. PROJECT 88/235, SHEET 021.3, DATED 12/19/88, REVISED 10/31/90

REVISIONS

NO.	DATE	DESCRIPTION
1	5/30/21	REVISED PER A&A MANAGEMENT COMMENTS
2	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
3	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
4	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
5	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
6	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
7	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
8	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
9	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
10	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
11	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
12	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
13	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
14	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
15	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
16	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
17	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
18	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
19	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
20	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
21	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
22	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
23	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
24	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
25	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
26	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
27	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
28	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
29	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
30	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
31	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
32	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
33	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
34	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
35	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
36	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
37	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
38	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
39	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
40	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
41	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
42	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
43	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
44	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
45	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
46	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
47	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
48	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
49	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
50	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
51	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
52	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
53	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
54	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
55	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
56	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
57	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
58	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
59	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
60	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
61	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
62	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
63	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
64	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
65	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
66	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
67	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
68	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
69	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
70	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
71	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
72	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
73	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
74	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
75	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
76	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
77	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
78	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
79	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
80	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
81	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
82	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
83	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
84	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
85	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
86	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
87	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
88	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
89	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
90	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
91	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
92	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
93	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
94	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
95	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
96	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
97	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
98	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
99	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS
100	6/2/21	REVISED PER A&A MANAGEMENT COMMENTS

CAUTION!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN THAT THE UTILITIES ARE EXACTLY AS SHOWN. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, INC. AND ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PEA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2021 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFINE, INDENTIFY AND HOLD DESIGN PROFESSIONAL OR ALLIED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL 811

Know what's below
Call before you dig

MISS Dig System, Inc.
1-800-482-7171 www.missdig.org

PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

A&A MANAGEMENT
26300 TELEGRAPH ROAD - SUITE 200
SOUTHFIELD, MICHIGAN 48033

OVERALL SITE PLAN
FRASER RETAIL CENTER
PART OF THE EAST 1/4 OF SECTION 31, T22N, R18E
CITY OF FRASER, MACOMB COUNTY, MICHIGAN

DES. VBC DN. T.J.L. SUR. D.L.C. P.M. JPB

ORIGINAL ISSUE DATE:
NOVEMBER 11, 2019

PEA JOB NO. 2018-267

SCALE: 1" = 80'

DRAWING NUMBER:
SPA

LEGAL DESCRIPTION

(KEM-TEC Boundary and Topographic Survey)

PARCEL ID: 11-31-252-010

A PARCEL OF LAND SITUATED IN THE CITY OF FRASER, COUNTY OF MACOMB, STATE OF MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

T2N, R13E SEC 31 COMM AT E 1/4 POST SEC 31; TH N 89°01'W 1347.10; TH N 00°33' E 766.05 FT TO POB; TH S 89°05'W 526.41 FT; TH N 19°47' W 264.16 FT; TH S 89°05' W 270.41 FT; TH N 19°47' W 370.60 FT; TH N 89°05' E 1017.46 FT; TH S 00°33' W 601.12 FT TO POB. 10.957 A; EXC WLY 63.40 FT FOR ROW

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY KEM-TEC.

PEA, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26099C0337G, DATED SEPTEMBER 29, 2006.

BENCHMARKS

(GPS DERIVED - NAVD88)

BM #300

ARROW ON HYDRANT LOCATED APPROX. 40'± NORTHWEST OF THE NORTHWEST BUILDING CORNER OF THE FRASER HOCKEY LAND ARENA (34400 UTICA RD.) & APPROX. THE 205'± EAST OF THE EAST BUILDING CORNER OF THE FRASER LION'S CLUB GARAGE (34540 UTICA RD.). ELEV. = 612.21

BM #301

ARROW ON HYDRANT LOCATED ON THE WEST SIDE OF UTICA ROAD AT THE SOUTHWEST CORNER OF THE ENTRANCE TO FRASER BICYCLE (34501 UTICA RD.). ELEV. = 613.57

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE P'

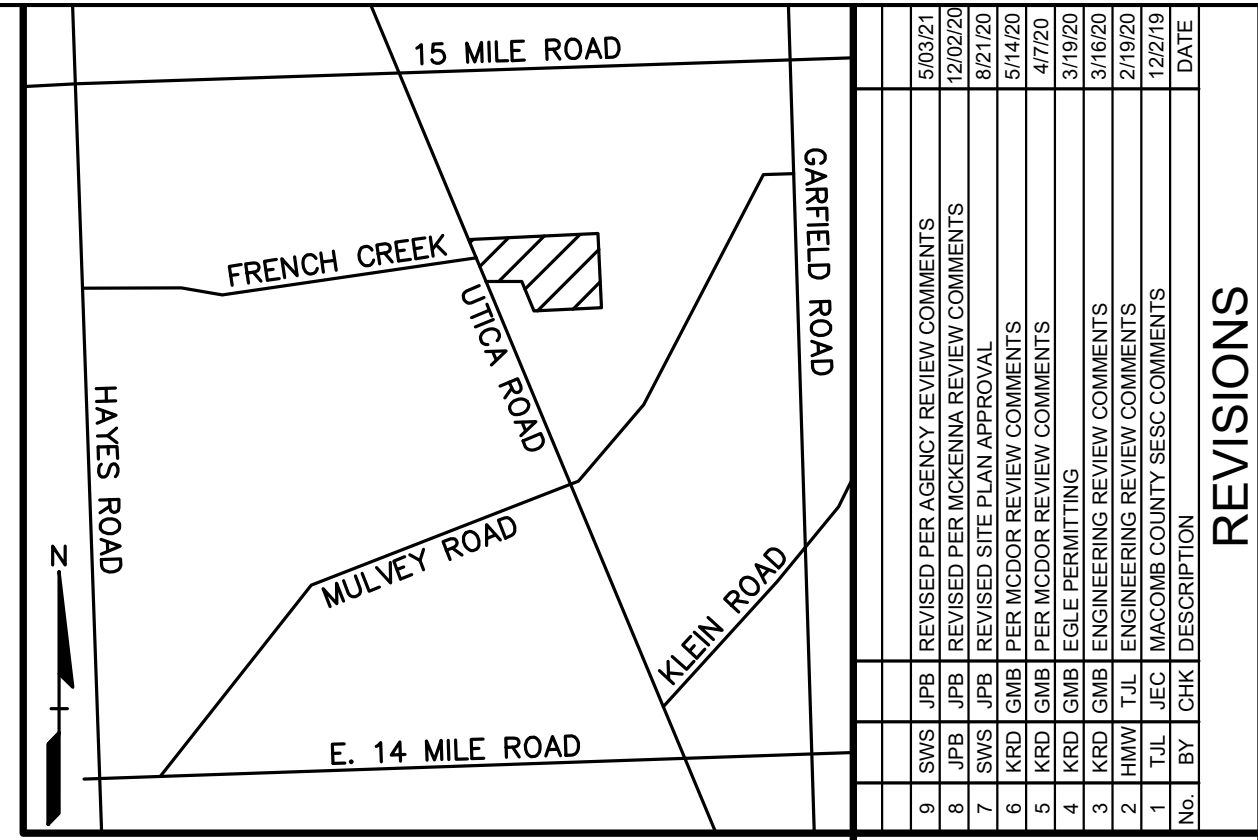
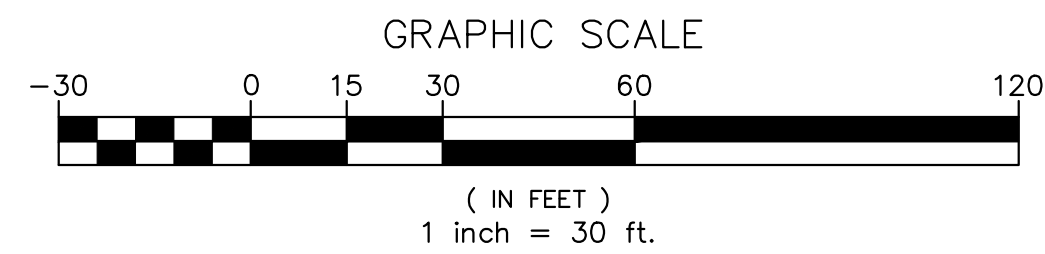
SIDEWALK RAMP 'TYPE R'

SIDEWALK RAMP 'TYPE X'

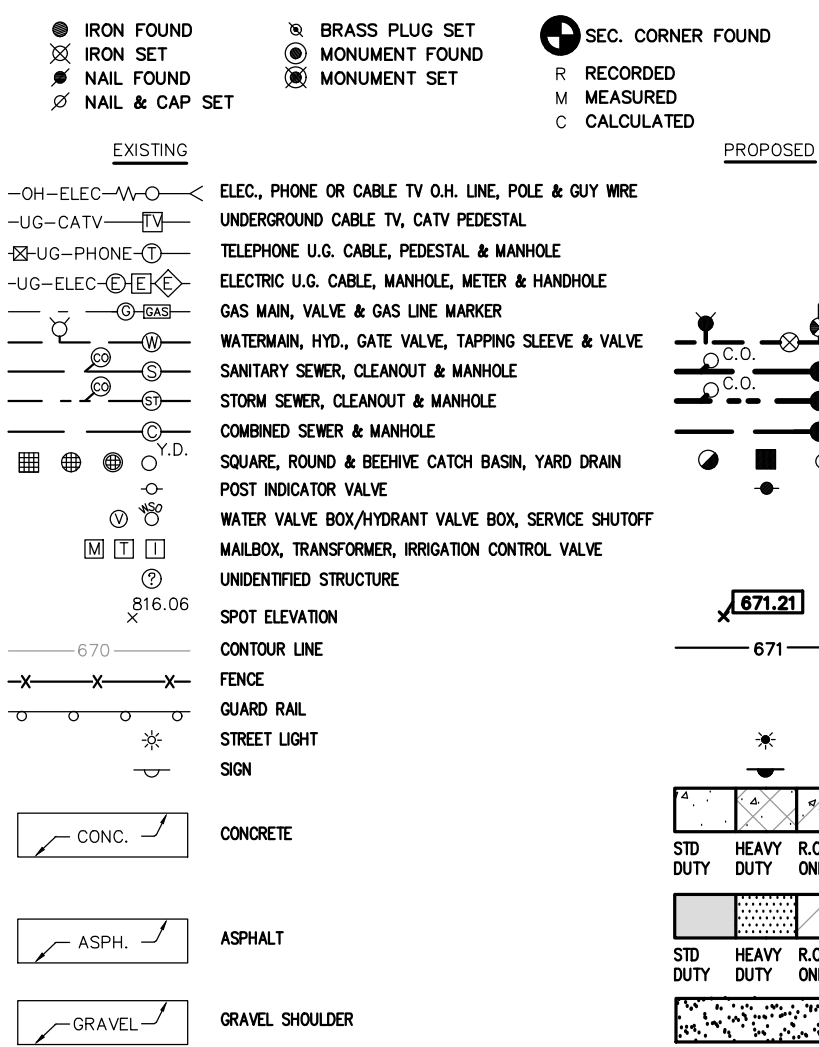
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.



LEGEND



REFERENCE DRAWINGS

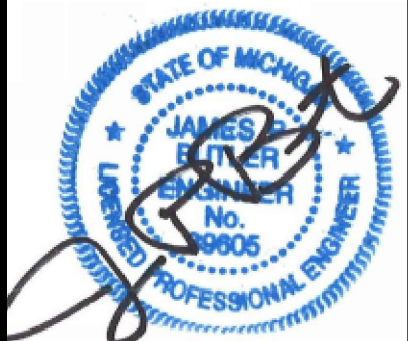
CONSUMERS ENERGY QUARTER SECTION MAP NO. 02-63-31-1, DATED 06-18/18

FRASER ICE ARENA, PROPOSED SITE PLAN, PRIME DESIGN SYSTEMS, INC. PROJECT 88/235, SHEET 021-3, DATED 12/19/88, REVISED 10/31/90

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF FRASER AND MACOMB COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE COUNTY PRIOR TO CONSTRUCTION.
- SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET C-5.0.
- ALL DISTURBED AREAS SHALL BE SEEDDED AND MULCHED OR SOODED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.



CAUTION!!

THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN IN WRITING OR BY ANY OTHER MEANS FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, INC. THEY ARE TO BE USED ONLY FOR THE PROJECT THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PEA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFINE, INDENTIFY AND HOLD DESIGN PROFESSIONAL, OR ALLIGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL 811

Know what's below
Call before you dig

MISS Dig System, Inc.

1-800-482-7171 www.missdig.org

1001-48681

PEA, Inc.

2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com



PEA, Inc.

2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

DES.	VBC	DN.	T.U.	SUR.	DLC	P.M.	JPB
A&A MANAGEMENT	26000 TELEGRAPH ROAD - SUITE 200	SOUTHFIELD, MICHIGAN 48033	FRASER RETAIL CENTER - 4750 W. 267' FRASER RD. - 3.000 AC - 1007' 0" W				
PRELIMINARY GRADING PLAN							
FRASER RETAIL CENTER							
PART OF THE EAST 1/4 OF SECTION 31, T2N, R13E							
CITY OF FRASER, MACOMB COUNTY, MICHIGAN							

ORIGINAL ISSUE DATE:
NOVEMBER 11, 2019

PEA JOB NO. 2018-267

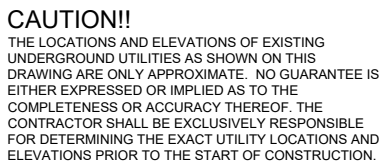
SCALE:

DRAWING NUMBER:

C-3.0



REVISIONS



THIS DRAWING AND DESIGN ARE THE PROPERTY OF
PEA, INC. THEY ARE SUBMITTED ON THE CONDITION
THAT THEY ARE NOT TO BE USED, REPRODUCED, OR
COPIED, IN WHOLE OR IN PART, OR USED FOR
FURNISHING INFORMATION TO OTHERS, WITHOUT THE
PRIOR WRITTEN CONSENT OF PEA, INC. ALL COMMON
LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE
HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811

Know what's **below**
Call before you dig
MISS DIG System, Inc.

1-800-482-7171 www.missdig.org
(TOLL FREE)



2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

DES.	VBC	DN.	IJL	SUN.	DLC	F.MI.
S:\PROJECTS\2018\2018-267 FRASER RETAIL CENTER-1PB\DWG\SITE PLANS\C-5.0\DETAILS-18267.dwg						

ORIGINAL ISSUE DATE:
NOVEMBER 11, 2019

PEA JOB NO. 2018-267

SCALE: AS NOTED

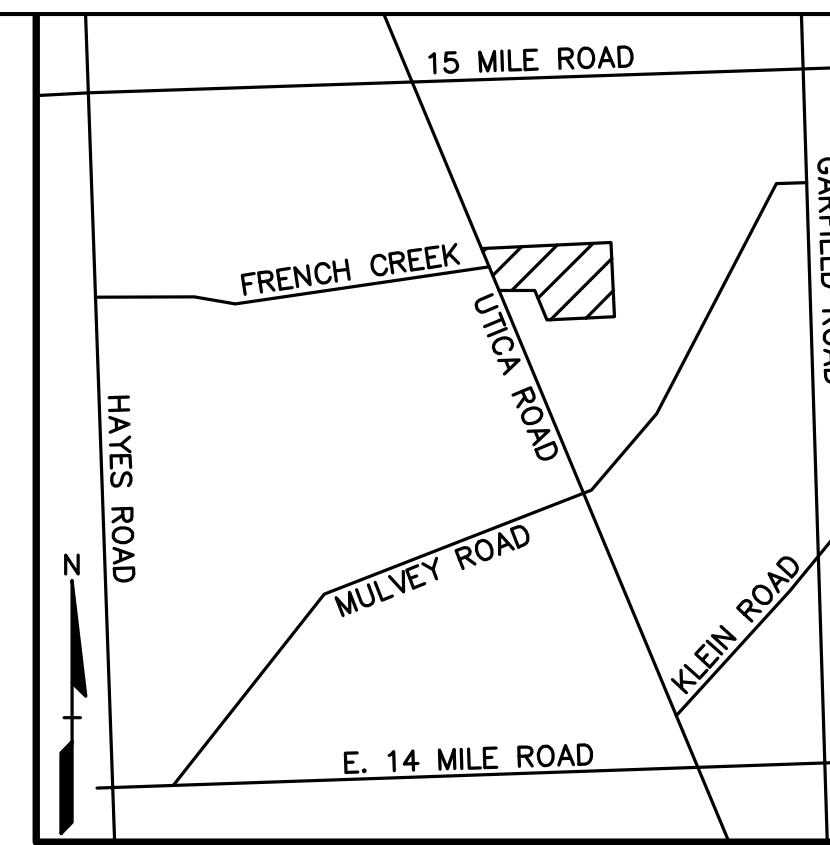
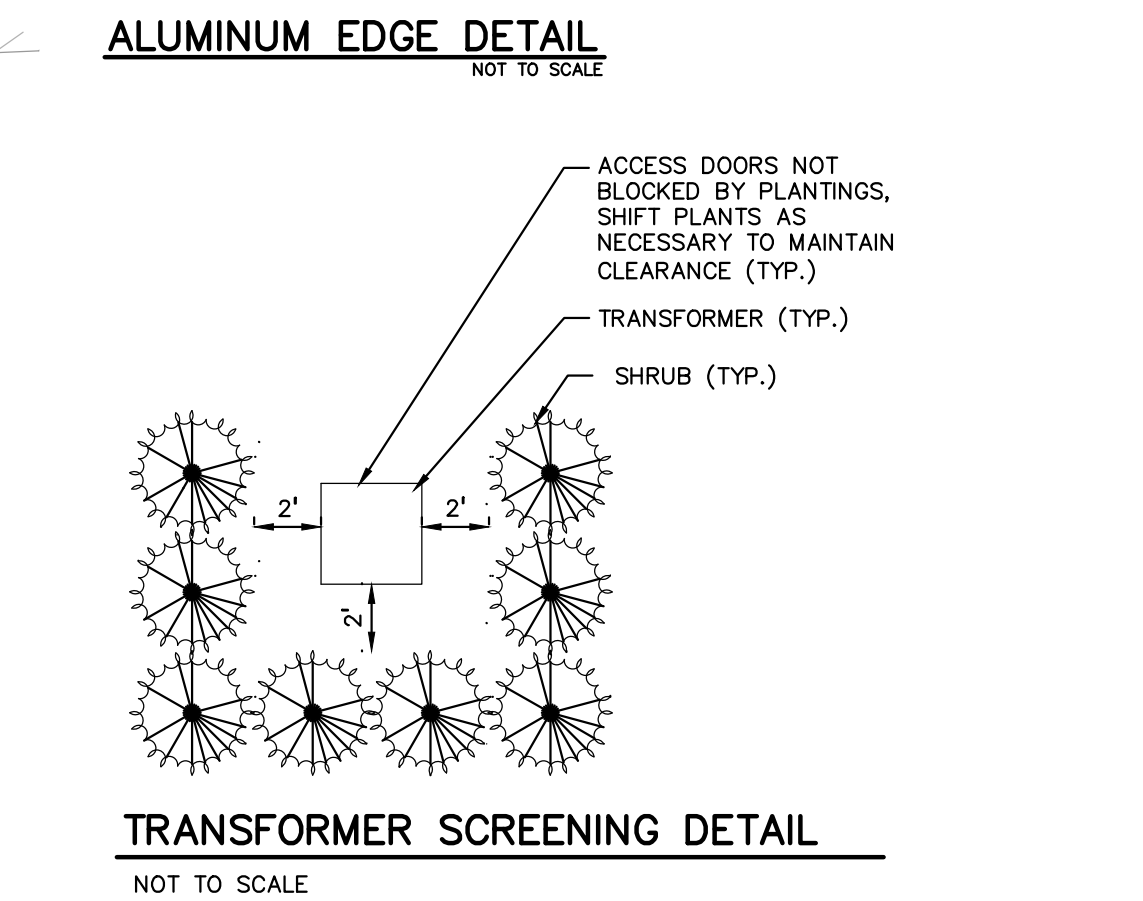
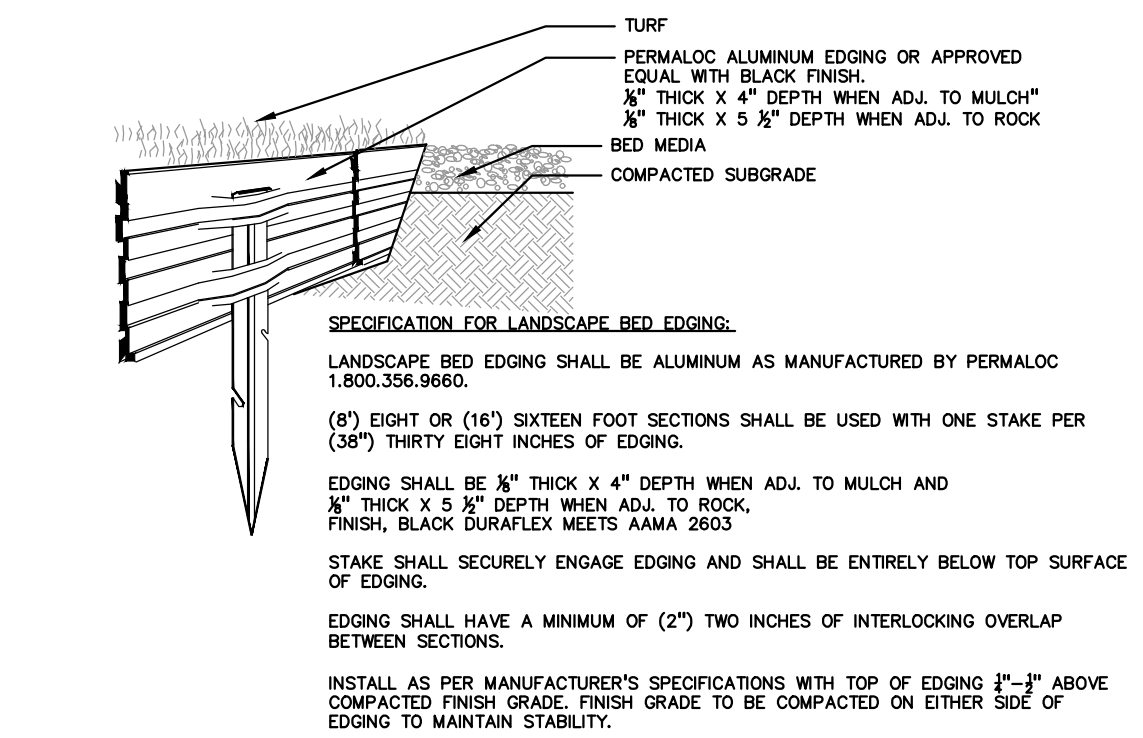
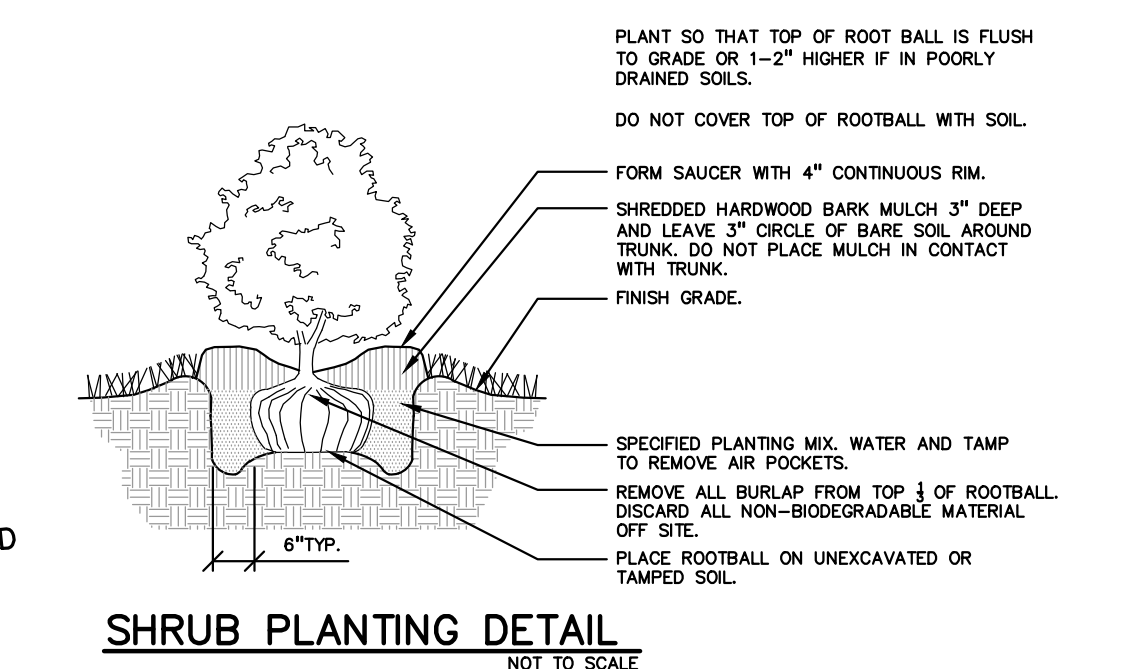
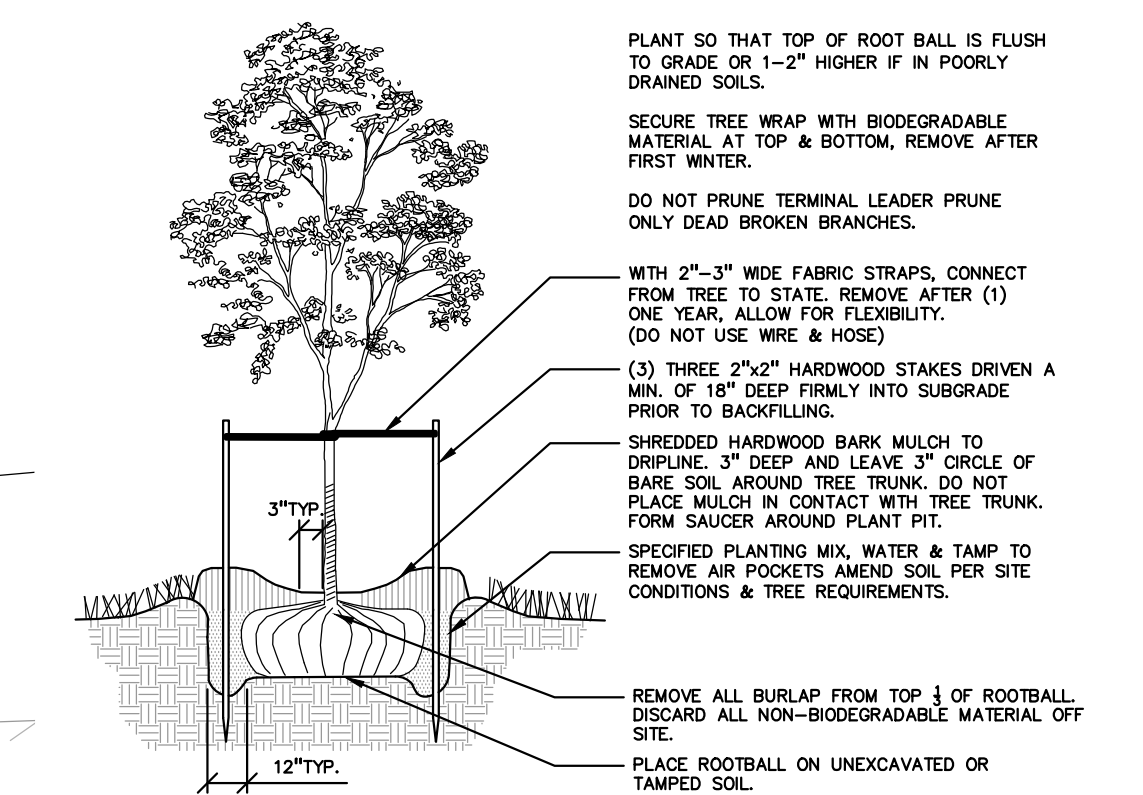
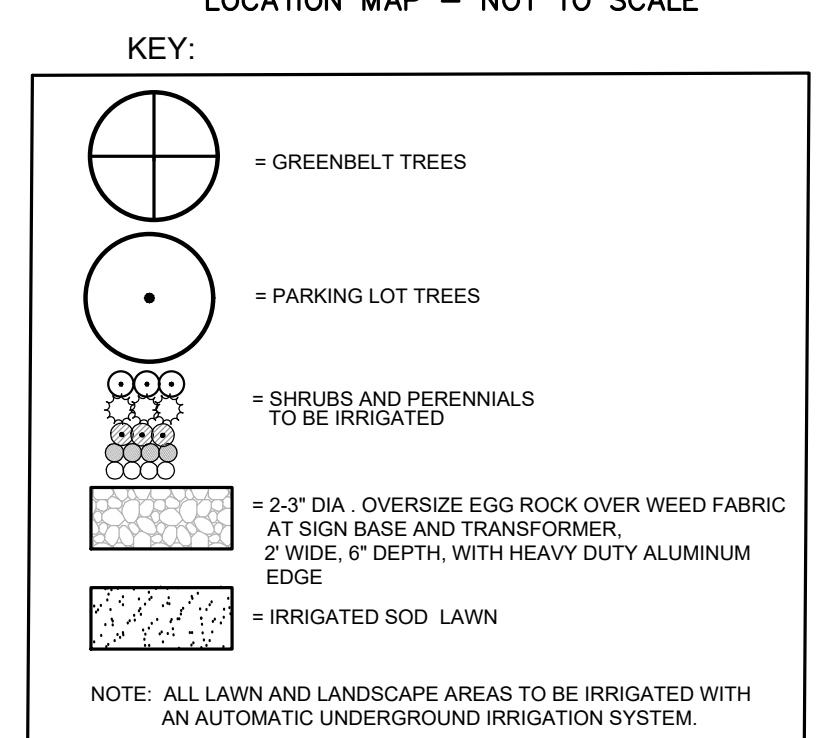
DRAWING NUMBER:

C-5.1

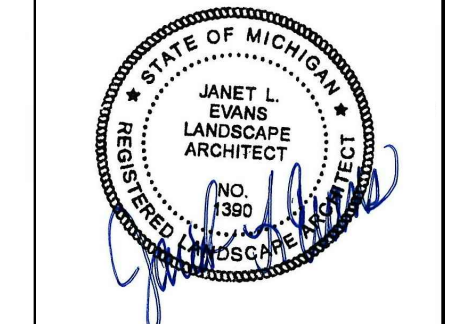
GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

[illegible]

- ## GENERAL PLANTING NOTES:
1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN OVER THE CONTRACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS (800) 482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF RELATED CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
 3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
 5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THIN WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
 12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE-EMERGENT. SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
 15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
 16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.



CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEIA, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PEIA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEIA, INC.

ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE DESIGN CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR IS MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS
BEFORE YOU DIG CALL**

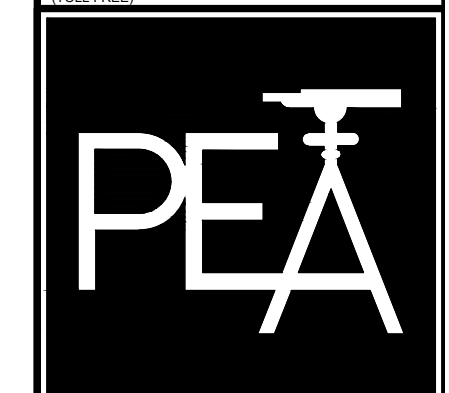
811



Know what's below
Call before you dig

MISS DIG System, Inc.

1-800-482-7171 www.missdig.org
(TOLL FREE)



PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

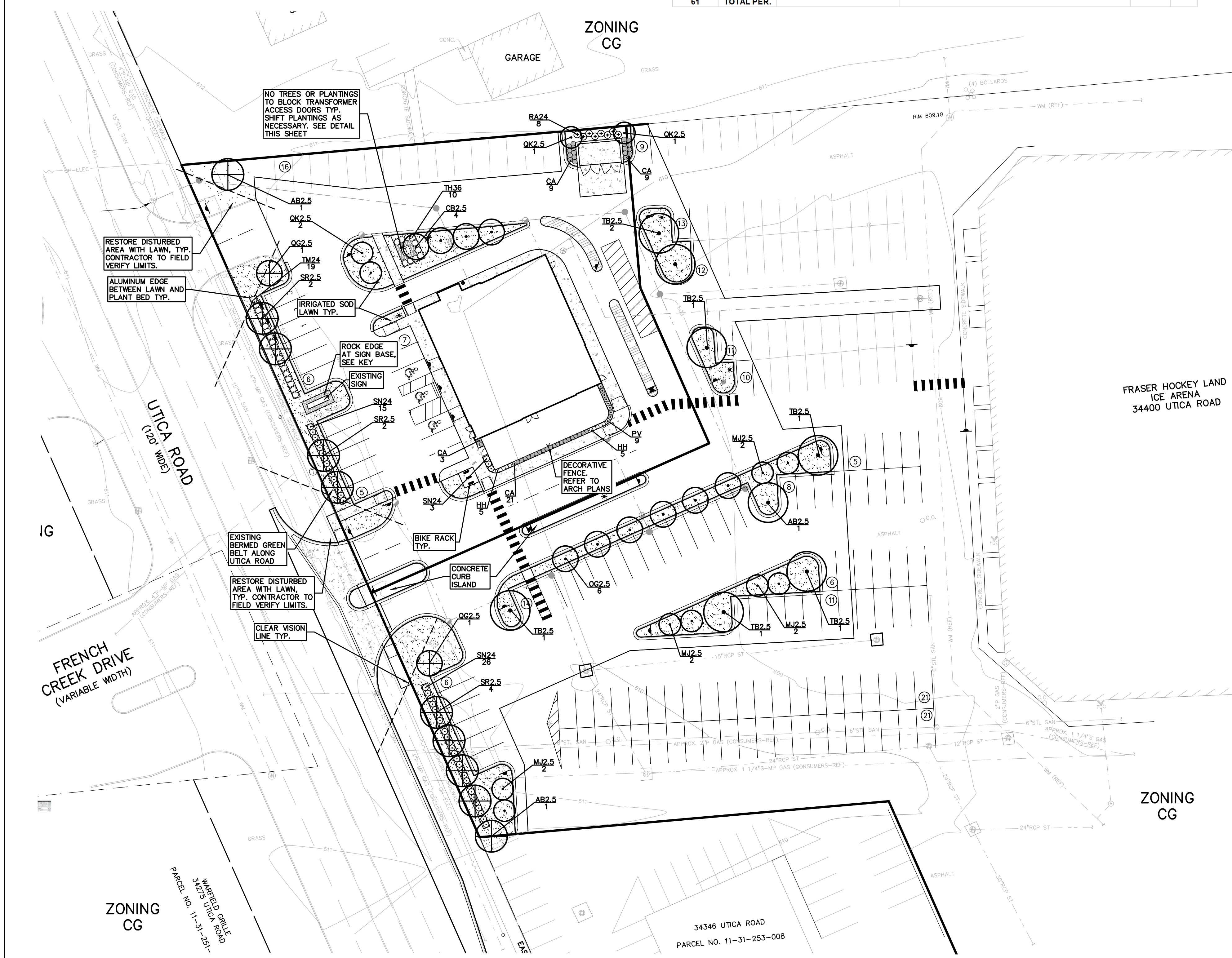
A&A MANAGEMENT		LANDSCAPE PLAN	
26300 TELEGRAPH ROAD - SUITE 200 SOUTHFIELD, MICHIGAN 48033		FRASER RETAIL CENTER	
		PART OF THE EAST 1/4 OF SECTION 31, T22N R15E CITY OF FRASER, WACOMB COUNTY, MICHIGAN	
DES	JLE	DN	JLE
		FRASER RETAIL CENTER - FRASER, WACOMB COUNTY, MICHIGAN	FRASER RETAIL CENTER - FRASER, WACOMB COUNTY, MICHIGAN
		10/1/2018	10/1/2018

ORIGINAL ISSUE DATE:
NOVEMBER 11, 2019

PEA JOB NO. 2018-267

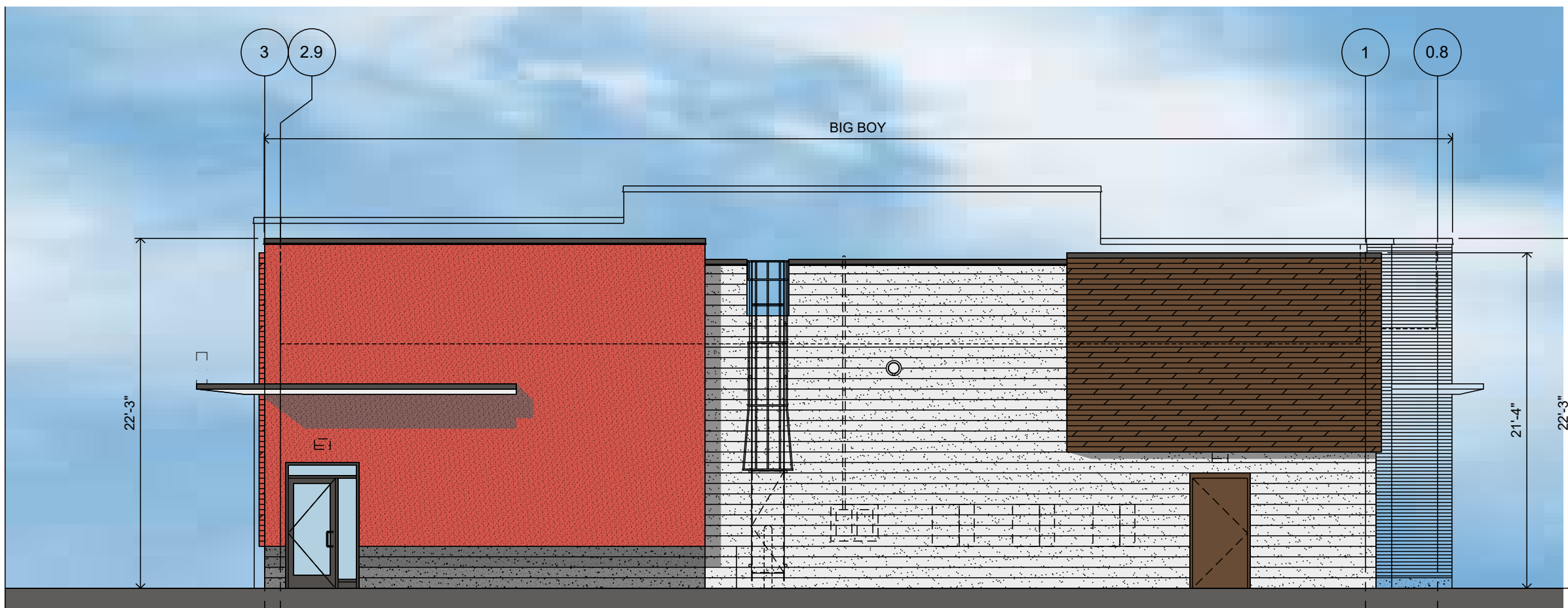
SCALE: 1" = 30'

DRAWING NUMBER:
L-1.0

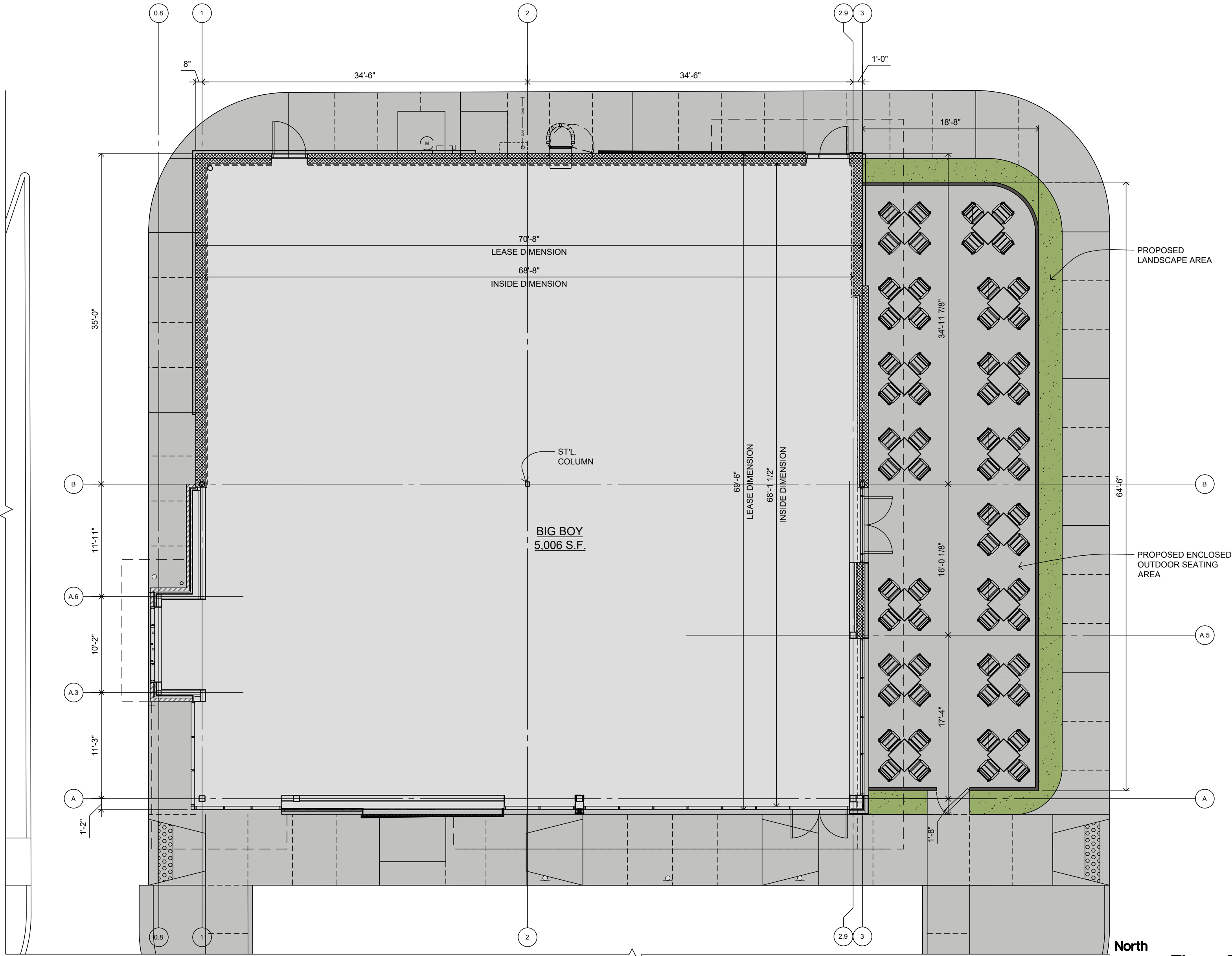




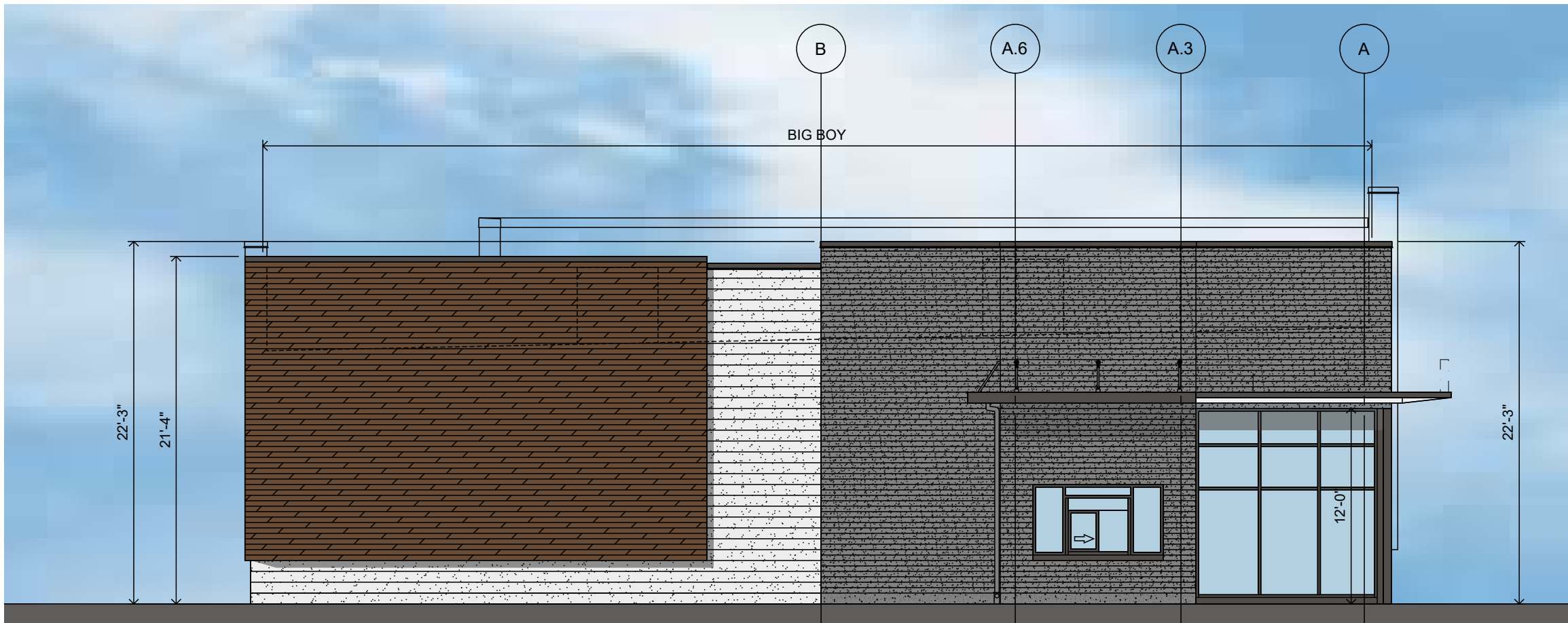
South Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"



North
Floor Plan
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

issued for:
OWNER REVIEW: 21 JUL. 2020

project:

Commercial Development

34400 Utica Rd.
Fraser, Michigan



32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404

PH 248.540.7700 FX 248.540.2710
www.rogvoy.com

drawing:

DO NOT SCALE DRAWING

issue date: 13 JUL. 2020
drawn: KC
checked: MD
approved: MD

file number: 17037-B

sheet:

LOD-1



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

51301 Schoenherr Road, Shelby Township, MI 48315
586.726.1234 | www.aewinc.com

May 18, 2021

Bruce Eck, Building Official
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

Reference: Site Plan Review - SP21-003

Hockeyland Outlots
AEW Project No. 0190-0412

Dear Mr. Eck:

We have completed our review of the above referenced site plan and offer the following comments:

Utilities

1. A 12" water main is located on the west side of Utica Road and it is available to serve the subject site. There is also an 8" water main that loops around the arena. The applicant is proposing a water main extension and new hydrant from the on-site 8" water main.
2. A 12" sanitary sewer located along the east side of Utica Road is available for use as an outlet for the proposed development. The applicant is showing a single sanitary service to the existing sewer to serve the proposed building.
3. There is an on-site detention pond which accepts stormwater for the Hockeyland site and the adjacent Total Soccer site, which may be utilized if appropriately sized and with appropriate maintenance agreements. Otherwise, the applicant will need to provide additional on-site detention. Evaluation of the existing detention facility can be completed during the engineering review.
4. There is Macomb County Department of Roads storm sewer available in Utica Road which may also be used as a storm sewer outlet.
5. Appropriately sized exterior grease traps will be required for the sanitary lead based on the proposed use as determined by the Building Official.
6. Utility sizing will be completed during engineering review.



Bruce Eck
May 18, 2021
Page 2

Permits

1. Prior to issuance of a building permit, the petitioner will be required to obtain permits and/or approvals from the following agencies;
 - a. Macomb County Department of Roads
 - b. Macomb County Drain Office – Soil Erosion Division
 - c. Michigan Department of Environment, Great Lakes and Energy (EGLE) for Water Main Construction.

Traffic and Parking Study

1. While an updated traffic and parking study was not prepared; we offer the following observations for consideration when comparing the currently proposed site plan to the plan that was prepared in December 2020:
 - a. Elimination of the retail component and specialty eatery with drive-thru:
 - i. Reduces site driveway vehicular traffic by 781 daily trips
 1. 402 New Trips and 379 Pass-By Trips
 2. 58% of the increased traffic generated by previous site plan iteration will not be generated by proposed site plan
 - ii. Reduces peak hour parking demand by:
 1. 21 spaces for typical weekday
 2. 27 spaces on typical weekend
 - iii. Increases parking supply by 38 spaces
 1. Parking demand is 51% of parking supply for typical weekday
 2. Parking demand is 88% of parking supply for typical weekend
 3. Typical weekend operations now fall within 85%-90% desirable range for effective parking supply ratio
 - b. Site will still not sufficiently accommodate parking demand for “extreme case” events, which should be considered on a case by case basis with overflow parking mitigation plans.
2. The previous traffic study did include new Meijer outlots on Utica Road with the exception of the Taco Bell. Given similar characteristics of the uses and assumptions that were made previously, the observations of traffic conditions on nearby road network would be reasonably well represented by the findings of the previous traffic study.



Bruce Eck
May 18, 2021
Page 3

3. The previous study's findings of Level of Service (LOS) for site driveways would likely be improved with proposed changes.

General

1. Drive aisle width for main entrance will need approval from Fire Marshall.
2. Prior to issuance of the Building Permit, the petitioner will be required to submit final engineering plans for our review. The City of Fraser Standard Details for Paving, Storm Sewer, Sanitary Sewer and Water Main shall be included in final engineering plans. Digital copies are available from our office.
3. Accessible routes and sidewalk ramps shall be constructed in accordance with the requirements of the Americans with Disabilities Act (ADA).
4. A stormwater maintenance agreement will need to be executed between the City and the property owner.
5. Land division for outlot parcels would require additional reciprocal parking agreements, access agreements, and stormwater maintenance agreements between all affected properties.
6. Easements for public utilities will be reviewed by our office during engineering plan review.

Sincerely,

Michael A. Vigneron, PE

cc: Mark Ragsdale, DPW Superintendent

\\aew-vm-actdata\active\0190\0190-0412\Gen\Letters\SPR-HockeylandOutlots-mav_210518.docx



PLAN FOR AN EXTREME EVENT

(One singular event that constitutes over 1575 people and would shut down all other arenas ice surfaces)

- Ask for authorization from City of Fraser for permission to host event.
- Notify City of Fraser Department of Public Safety about potential traffic concerns and employ them if necessary (as we have done in the past.)
- Notify both Lions Club and Total Soccer about upcoming events and that overflow parking might be needed for that one event.
- Notify Meijer that bus parking may occur during event.
- Notify Fraser High School about potential parking needed for a pre-arranged shuttle service. Employ shuttle Bus Company to insure enough busses to run back and forth to shuttle bus location (Fraser High School).
- Staff with extra personnel to assist with parking availability and traffic flow at both drop off and pick up locations.

⏮ Reply all ▾ 🗑 Delete ⓧ Junk Block ...

Re: Lease and Parking

DK

Don Kiefiuk <donboe92157@yahoo.com>

Sat 1/16/2021 12:45 PM

To: Bud

👍 ↶ ⏮ ➜ ...

Hello Bud - Happy to provide confirmation that there is an active, current agreement between Fraser Hockeyland and the Fraser Community Building Association as you have described, and that all amounts due have been paid in full and in advance of the upcoming rental period. Please let me know if you need something more formal Bud, we value our relationship and look forward to a brighter 2021!

Thanks

Don Kiefiuk

President, Fraser Community Building Association

On Jan 16, 2021, at 12:11 PM, Bud <bud@fraserhockeyland.com> wrote:

Good Morning and Happy 2021 Don! Hope that all is well with you and your family and everyone is staying safe. I was wondering if you could respond to this email or create one so I can show the City of Fraser that our lease is current and we are paid up to date and that, as the lease says in #4, "the tenant is entitled to use of parking on or about the property, and on the hard lot adjacent to the Fraser Lions Clubhouse if there is no competing events at the club and the lot is requested in advance" . Thank you again for all of your help and support of Fraser Hockeyland. Bud Kowalski

Reply Forward



Bud Kowalski
General Manager

34400 Utica Road
Fraser, MI 48026
586.294.2408

Bud@FraserHockeyland.com

January 16, 2021

Brian Tinnion
Total Soccer Fraser
34300 Utica Road
Fraser, MI 48026

RE: Shared Parking Reciprocal Letter of Agreement

Dear Brian:

Pursuant to our recent conversations, once fully executed this will constitute our reciprocal letter of agreement for shared parking between Total Soccer Fraser, herein after referred to as "TSF", and Fraser HockeyLand, herein after referred to as "FHL". This agreement shall automatically renew every year.

Whereas, TSF and FHL both have major events for soccer and hockey seasons; and

Whereas, TSF and FHL both have need for additional parking for major events during the soccer and hockey seasons; and

Whereas, TSF and FHL have connectivity between their respective parking areas; and

Whereas, TSF and FHL agree their individual major events will not overlap but will complement each other regarding dates, days and time; and

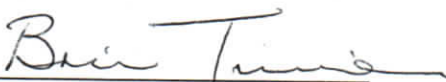
Whereas, in consideration for use of TSF parking area for FHL season major events, FHL will hold TSF harmless for any claims of property damage or personal injury made by FHL patrons utilizing parking on TSF property; and

Whereas, in consideration for use of FHL parking area for TSF season major events, TSF will hold FHL harmless for any claims of property damage or personal injury made by TSF patrons utilizing parking on FHL property.

Now therefore, it is agreed, TSF and FHL will provide a list of dates, days and times to each other for required additional parking for their seasons major events and each will utilized the shared parking as stated in this reciprocal letter of agreement.

TOTAL SOCCER FRASER

FRASER HOCKEYLAND



Brian Tinnion



Bud Kowalski, General Manager

1/21/21

Date

1/21/21

Date



Bud Kowalski
General Manager
3400 Utica Road
Fraser, MI 48026
(586)294-2400
bud@fraserhockeyland.com

January 19, 2021

Meijer
34835 Utica Road
Fraser, MI 48026

RE: Letter of Agreement for Overflow Bus Parking

Dear Meijer Manager,

This will constitute as our letter of agreement that if additional parking for events at Fraser Hockeyland is needed, team busses may use the Meijer parking lot. These events may happen periodically throughout the year, Fraser Hockeyland will provide the Meijer management notice of such events.

Meijer

Darlene McKenzie

Printed Name

Darlene McKenzie

Signature

Store Manager

Title

Fraser Hockeyland

Jenette Maitz

Printed Name

Jenette Maitz

Signature

Office Manager

Title



January 16, 2021

Fraser High School

34270 Garfield Road

Fraser, MI 48026

Re: Letter of Agreement for overflow/shuttle parking

To Whom It May Concern,

This will constitute as our letter of agreement that if over flow parking for events at Fraser Hockeyland, patrons of FHL may park at Fraser High School and be shuttled to and from the rink. These events may happen periodically on weekends throughout the year and no less than 90 days' notice will be given in advance of said event. This venue will only be used for an extreme event and is fourth on the list of available parking locations.

Fraser High School

Signature: Carrie Wozniak

Printed Name: Carrie Wozniak

Title: Superintendent

Date: 01-21-2021

Fraser Hockeyland

Signature: Evaline Vigiletti

Printed Name Evaline Vigiletti

Title: DIRECTOR OF OPERATIONS

Date: 1-21-21