



City of Fraser

Building & Code Enforcement Department

AGENDA

CITY OF FRASER PLANNING COMMISSION – (VIRTUAL MEETING)
MUNICIPAL BUILDING ~ 33000 GARFIELD ~ PHONE: 586-293-3100
WEDNESDAY, MAY 5, 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**
6. **New Business**
 - A. **Public Hearings**
 - i. Proposed Master Plan
 - B. **Site Plans and Other Reviews**
 - i. SP 21-002 / MIKE MAGNOLI ON BEHALF OF TIFFANY DEVELOPMENT CORPORATION / 33417 KELLY ROAD / PROPOSED BUILDING ADDITION
 - C. **Draft Roseville Master Plan**
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 on March 19, 2021, that limits indoor gatherings at non-residential venues, and the Michigan Department of Labor and Economic Opportunity issued emergency rules 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 restrictions, 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 **May 5, 2021** in accordance with the Open Meetings Act, using Zoom 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.

The City of Fraser thanks all of you for your understanding and support as we all attempt to navigate these challenging times together.

ZOOM MEETING DETAILS

Topic: Planning Commission Meeting

Time: May 5, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83986211448>

Meeting ID: 839 8621 1448

Passcode: 813403

One tap mobile

+13017158592,,83986211448# US (Washington DC)

+13126266799,,83986211448# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 839 8621 1448

Find your local number: <https://us02web.zoom.us/j/83986211448>

5.

Approval of Minutes: March 3, 2021

Corrected Minutes: February 3, 2021

Contents:

1. Draft Minutes: March 3, 2021
2. Corrected Minutes: February 3, 2021

**CITY OF FRASER PLANNING COMMISSION MEETING
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
Wednesday, March 3, 2021
MINUTES DRAFT**

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

EXCUSED ABSENCE: NONE.

ALSO PRESENT: CLARK ANDREWS, CITY ATTORNEY
PAUL URBIEL, McKENNA
SARAH TRAXLER, 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	Present (participating from Macomb County, City of Fraser, Michigan)
	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 March 3, 2021:

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

To: Approve the agenda of March 3, 2021 as presented.

AYES 7 (BARR, COOK, 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 February 3, 2021:

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

To: Approve the minutes of the February 3, 2021 as amended. Revisions include:

1. Revising the comments stated by Chairperson WARUNEK pertaining to the site plan discussion for 01-19SUB / Max Mancini / Garfield Park – SUB Parcels 1-10 / Site Plan Amendment;
2. Removing DONALD DeNAULT from the Also Present list;
3. Revising the comments stated by Commissioner CZARNECKI pertaining to the hours of operation for SLU 20-001 / Jim Butler on behalf of A&A Management / Part of 34400 Utica Road / To obtain a Special Land Use Approval for a fast-food restaurant in the "CG – Commercial General" Zoning District;
4. Revising the roll call for Approval of the Agenda to note that Commissioner BARR was muted;
5. Revising the roll call for 01-19SUB / Max Mancini / Garfield Park – SUB Parcels 1-10 / Site Plan Amendment to note that Commissioner CZARNECKI was opposed;

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6. Correcting a spelling error pertaining to Unfinished Business item C, City of Fraser 2021 Master Plan from "MOTION CRRIED" to "MOTION CARRIED."

AYES 7 (BARR, COOK, CZARNECKI, FARINA, KEIL PERRY, WARUNEK)
NAYS 0
MOTION CARRIED

6. New Business

A. PUBLIC HEARING: None

B. SP 21-001 Jay Parks on Behalf of Fraser CS LLC / 32200 Groesbeck Highway / Proposed Building Addition

DISCUSSION: URBIEL explained the existing site is a former bank. The current occupant of the building is Cremation Source, a cremation planning business. The current site is utilized for office space. The subject of the application is to enclose the current canopy to utilize as a storage facility to accommodate increased growth of their business. The applicant is also requesting to change the exterior appearance of the building. The proposed enclosure would result in approximately 1,584 square feet in additional occupiable space. The proposal includes a new loading door and additional rear exit of the building. The applicant is also proposing additional front yard landscaping.

URBIEL noted that the applicant should clarify the anticipated site circulation and the anticipated vehicle traffic that may be generated by constructing the additional storage space. The public safety review also resulted in a request for the applicant to clarify the dimensions of the site turnaround drive to confirm safety vehicles would be able to turn around on the site efficiently. The applicant provided the new façade is planned to be clad masonry with aluminum composite.

PARKS and TERRY BILOVUS, contractors for the applicant added that the brick masonry will be carried around the building and the color for the composite has not yet been chosen. WARUNEK explained that the original site was planned for office space.

FARINA questioned if any bodies will be stored at this facility. BILOVUS explained that the owner does not plan to store any bodies at the facility. CZARNECKI questioned how body storage would affect the property zoning. URBIEL noted that storing bodies would require special land use approval. PARKS noted that shipments to the site would include office supplies, urns, cremation boxes, and other similar products.

FARINA questioned if the City's Ordinance requires that the front façade materials must wrap around the entire building. PARKS confirmed that the same materials will be used around the entire building. The Commission discussed giving URBIEL authority to approve building façade color when selected.

CZARNECKI noted that the site currently has ample underutilized parking. Additionally, the dumpster does not have a door or proper enclosure. TRAXLER explained that it is reasonable to require the dumpster be brought up to Ordinance and building code standards as a condition of approval.

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

To: Approve SP 21-001 Jay Parks on Behalf of Fraser CS LLC / 32200 Groesbeck Highway / Proposed Building Addition, with the following conditions:

1. The applicant confirms to the City's satisfaction that appropriate emergency vehicle access is preserved at the North Driveway;
2. The applicant demonstrates to the City Engineer's satisfaction that the proposed enclosure does not impede or modify existing surface drainage patterns;
3. The applicant provide a revision date on all future revised submitted plans;

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4. No human remains or bodies shall be stored or passed through the site and the use shall be conducted strictly as stated in the letter from the applicant dated February 25, 2021, specifically for the purposes of consulting and meeting with families who choose direct cremation services and also to provide retail purchases of urns and memorial printing services associated with the aforementioned services. At no time shall the site conduct any traditional funeral services provided or hosted within the building (i.e., visitations, funeral hosting, embalming, or storage of corpses, cadavers, or human remains);
5. Improve the dumpster enclosure to code standards;
6. Administrative approval of the color of the aluminum cladding.

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

NAYS: 0

MOTION CARRIED

7. UNFINISHED BUSINESS:

A. 2020 City of Fraser Planning Commission and Zoning Board of Appeals Annual Report

DISCUSSION: URBIEL noted that the APP was revised per the Commission's comments from the February 3, 2021 Planning Commission Meeting. URBIEL noted the City's ZBA Members will be sent a copy of this Report.

Motion by Member: FARINA

Supported by Member: KEIL

To: Approve the draft 2020 Fraser Planning Commission and Zoning Board of Appeals Annual Report and instruct staff to transmit to City Council.

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

NAYS: 0

MOTION CARRIED

B. City of Fraser 2021 Master Plan

DISCUSSION: TRAXLER explained that the draft was considered by City Council for distribution at the Council's February 2021 Meeting. Three Planning Commissioners were in attendance at that meeting. City Council unanimously approved distribution of the draft Plan to the required distribution entities. A distribution letter was submitted to the distribution entities On Wednesday, February 24, 2021. The public hearing for the Plan will be held by the Planning Commission at the May 5, 2021 regularly scheduled meeting.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS:

DISCUSSION: None.

9. ZONING BOARD OF APPEALS MEMBER LIASION REPORT:

DISCUSSION: FARINA noted the ZBA meeting March 2021 was canceled.

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

Member Barr: None.

Member Cook: Told the group to be safe and see them next month.

Member Czarnecki: Asked if any applications will be on the agenda next month.

Member Perry: None.

Member Farina: Drove by 13 Mile and Groesbeck and it is under construction and stay safe.

Member Kiel: None.

Chair Warunek: Taco Bell is open with hopefully temporary certificate of occupancy and make sure the buffer will be constructed on the site.

McKenna: A pre-application meeting was held for an industrial property on Kelly Road so that application may come in for the April 2021 Meeting. Deadlines for required updates will be underway within the next few months on the former Dairy Queen site.

**CITY OF FRASER PLANNING COMMISSION MEETING
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Wednesday, February 3, 2021
MINUTES APPROVED AS AMENDED March 3, 2021**

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

EXCUSED ABSENCE: NONE.

ALSO PRESENT: CLARK ANDREWS, CITY ATTORNEY
ALYSSA ALBRIGHT, CITY ATTORNEY
DYLAN CHURCH, CITY ATTORNEY
SARAH TRAXLER, McKENNA
PAUL URBIEL, McKENNA
DANIELLE BOUCHARD, McKENNA
BRUCE ECK, McKENNA BUILDING OFFICIAL

1. CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE:

Chairperson WARUNEK called the meeting to order at 7:02 PM

2. ROLL CALL:

Members:	Barr	Audio was muted
	Cook	Present (participating from Macomb County, City of Fraser, Michigan)
	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 February 3, 2021:

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

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

AYES 6 (Commissioner Barr was muted)

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 January 6, 2021:

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

To: Approve the minutes of the January 6, 2021 as presented.

AYES 7

NAYS 0

MOTION CARRIED

6. New Business

**CITY OF FRASER PLANNING COMMISSION MEETING
MUNICIPAL BUILDING ~ 33000 GARFIELD ROAD
Wednesday, February 3, 2021
MINUTES APPROVED AS AMENDED March 3, 2021**

PUBLIC HEARING:

- A. **SLU 20-001 / Jim Butler on behalf of A&A Management / Part of 34400 Utica Road / To obtain a Special Land Use Approval for a fast-food restaurant in the “CG – Commercial General” Zoning District.**

The public hearing was opened at 7:28pm

DISCUSSION: URBIEL began the discussion by explaining the general project details. The applicant is proposing to develop 1.46 acres in an outlot located within the existing Fraser Hockeyland parking lot. The proposed development is the construction of two retail buildings – one Big Boy restaurant with a drive-through window on the north side, and a Beyond Juice store with two additional retail spaces (tenants to be determined) on the south side. The applicant submitted a site plan for City review that includes a landscaping plan and lighting plan. The applicant received a variance in 2019 for reduced parking. The applicant is in the process of securing the necessary shared parking agreements and also provided an updated traffic study.

URBIEL noted that mitigation for traffic during extreme events is necessary for approval of the application. To address this, the applicant submitted an Extreme Event Plan to the City for review. It was also noted that the applicant has been working to resolve fire safety violations for the existing Hockeyland site, and has successfully resolved about 95% of those violations.

URBIEL stated that the proposed restaurants at the outlot site are in compliance with the GC, General Commercial, District because a restaurant is a permitted use by right. The proposed drive-through at the Big Boy lot is the component that resulted in Special Land Use Approval by the Planning Commission.

Jim BUTLER, civil engineer for the project, noted that the proposed drive-through window is intended to function as a drive-up window for takeout purposes. FARINA questioned BUTLER if a Starbucks Coffee is proposed on the site because it is mentioned on the site plan. BUTLER noted that was a typo and Starbucks will be removed from the site plan. FARINA also noted concern for the existing parking lot needing repairs. Bud KOWALSKI, Hockeyland General Manager, noted that the entire parking lot is planned to be repaved. FARINA asked if the proposed easement agreements for parking lot cross-access will be filed with the City Attorney’s office for review and BUTLER confirmed. COOK questioned if there will be enough parking on the site with the new outlot development. BUTLER responded that the easement agreement for shared parking will address this issue. FARINA questioned when the Hockeyland site will be 100% fire protection compliant. KOWALSKI responded that the fire protection compliancy will be complete within the next few weeks. WARUNEK suggested to add 100% fire protection compliancy as a condition for approval.

CZARNECKI noted that the new retail sites should have limited hours of operation as a condition of site plan approval. Additionally, the applicant could clarify the plan for the entire Hockeyland parking lot. KOWALSKI noted that the entire Hockeyland parking lot is planned to be resurfaced, restriped, and repaved.

The City received one public comment in regards to SLU 20-001 from a resident at Gardenia Drive. The resident expressed concern for increased noise and smell of food as a result of the new outlot retail development. KEIL noted that ventilation units are more advanced now and will not likely have adverse effects on surrounding residential properties. COOK stated that there is a “hum” noise emitted from Hockeyland’s heating and cooling infrastructure so it is not likely residents on Mulvey will be able to hear drive-through noises from their homes. FARINA questioned if a noise study has been done. KOWALSKI noted that a noise study has not been conducted. ANDREWS stated that the current shared parking agreements submitted by the applicant are not recordable in their present state and must be in recordable form.

No other comments were received by the public regarding SLU 20-001.

The Public Hearing was closed at 8:04pm

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

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To: Approve SLU 20-001 / Jim Butler on behalf of A&A Management / Part of 34400 Utica Road / To obtain a Special Land Use Approval for a fast-food restaurant in the "CG – Commercial General" Zoning District. with the following 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. 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.
6. 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.
7. All agreements and site plans must be reviewed and approved by all applicable government departments and agencies, by the City Attorney, and City Engineers.
8. The applicant achieves 100% fire protection and safety approval from the City of Fraser Fire Marshal.
9. Retail operations may only be conducted between 6am and 11pm.
10. 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.
11. 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.

AYES 7

NAYS 0

MOTION CARRIED

B. SP 20-006 / Jim Butler on behalf of A&A Management / Part of 34400 Utica Road / Proposed Site Retail

DISCUSSION: FARINA questioned if the existing sanitary sewer is capable of accommodating new retail development. Michael VIGERNON, City Engineer, responded that the sanitary sewer and other utilities will be determined in the engineering phase of the project. ANDREWS questioned if the proposed outdoor seating is planned to be utilized during winter months as well. BUTLER noted that it is possible the outdoor seating may

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become permanent fixtures. ANDREWS stated that outdoor seating on this site shall comply with State regulations and Macomb County Health Department regulations.

Motion by Member: KEIL **Supported by Member:** FARINA
To: Approve SP 20-006 / Jim Butler on behalf of A&A Management / Part of 34400 Utica Road / Proposed Site Retail with the following conditions:

1. The applicant must adhere to the conditions as required for the approval of SLU 20-001.
2. The parking lot must be re-paved and meet all standards for proper drainage, as determined by the City Engineers.
3. The site must comply with all requirements as set forth by the City Engineers.

AYES: 7

NAYS: 0

MOTION CARRIED

7. UNFINISHED BUSINESS:

A. 01-19SUB / Max Mancini / Garfield Park – SUB Parcels 1-10 / Site Plan Amendment

DISCUSSION: URBIEL explained the proposed site plan amendment submitted by the applicant, Max MANCINI, to eliminate the required extension of Anita Drive further east and not develop parcel 5 (planned to be located at the easternmost end of Anita Drive). URBIEL noted that the site plan was originally approved in 2006. To date, the applicant has constructed 9 out of 10 of the planned homes along Anita Drive. Further, Planning Commission discussion in 2019 noted concern for the ability for emergency vehicles to turn around in the VFW parking lot located on the north side of Anita Drive if the road extension was not completed.

URBIEL explained that upon review of the proposed site plan amendment, parcel 5 would be rendered unbuildable, would result in reduced road connectivity in the City, may increase impediments to emergency vehicle access on Anita Drive, and lack of public sewer in front of parcel 5 would likely result in a required connection in front of parcel 4 and 5 to the sanitary sewer system if development were to take place. URBIEL noted that McKenna recommends denial of the proposed site plan amendment.

MANCINI stated that Fraser Road to the north was vacated in 1992. Emergency vehicles have been utilizing the VFW parking lot for years as a turn-around when called to any site on Anita Drive. Additionally, Parcel 5 is located in the FEMA floodplain, making the high watermark a flood hazard for a road extension off Anita Drive. MANCINI noted that conversations are being had with the adjacent property owner to purchase Parcel 5 and combine it with Parcel 4 so Parcel 5 will no longer be non-conforming. MANCINI stated that developing Parcel 5 is not a viable option.

VIGERNON noted that the FEMA floodplain has been changed since the original site plan was approved in 2006. Today, it would typically be required that all infrastructure was constructed prior to building homes on each parcel. The floodplain map shown in the presentation notes that water leads across Anita Drive, and it would be the City Engineer's preference that water and sewer lines were extended to Parcel 5.

ECK noted that the abrupt end of Anita Drive may become a safety hazard for patrons of the VFW. ECK explained that if the VFW's parking lot were to be changed in the future, a cul-de-sac or dead-end signage at the end of Anita Drive would be desirable.

FARINA noted that the Planning Commission requested the applicant construct a cul-de-sac or hammerhead at the end of Anita Drive during the previous review in 2019. MANCINI denied the request at the time. CZARNECKI explained that the role of the Planning Commission is to preserve the safety of City residents and a safe turnaround for emergency vehicles on Anita Drive is necessary. CZARNECKI inquired what the safety factors would be for emergency vehicles if Parcel 5 were purchased and developed. MANCINI explained that future development cannot occur until the road is extended.

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WARUNEK noted support for exploring different avenues for this site plan in the future. KEIL noted that the floodplain prevents the buildable area for a new home to be constructed on Parcel 5. WARUNEK explained that it may be possible to build within the floodplain, but the development will be different than the original site plan shows.

TRAXLER stated that MANCINI submitted a site plan that set the expectations to the City for development. The applicant is requesting a site plan amendment to would result in Parcel 5 being non-conforming. The Planning Commission is not permitted to approve the site plan, given that the non-conforming lot is in violation of the City's Zoning Ordinance. MANCINI may seek to combine Parcels 4 and 5, or seek a variance. COOK suggested the Planning Commission postpone the site plan amendment application so the applicant can continue working with property owner at Parcel 4 to purchase Parcel 5 and combine it to Parcel 4.

Motion by Member: FARINA

Supported by Member: COOK

To: Postpone 01-19SUB / Max Mancini / Garfield Park – SUB Parcels 1-10 / Site Plan Amendment for a period of 6 months, until the August 4, 2021 City of Fraser Planning Commission meeting, or sooner, depending if the applicant is able to combine Parcel 4 and Parcel 5 prior to August 4, 2021.

AYES: 6

NAYS: 1 (CZARNECKI)

MOTION CARRIED

B. 2020 City of Fraser Planning Commission Annual Planning Report

DISCUSSION: URBIEL presented the 2020 Planning Commission Annual Planning Report. CZARNECKI questioned why information on variances were included in the report when that is a ZBA matter. TRAXLER noted that the Michigan Planning Enabling Act requires that an annual report on the ZBA must also be submitted to City Council. FARINA noted that McKenna should add ZBA to the title of the Report.

Motion by Member: FARINA

Supported by Member: CZARNECKI

To: Postpone forwarding the 2020 City of Fraser Planning Commission Annual Planning Report to City Council until the March 3, 2021 Planning Commission meeting.

AYES 7

NAYS 0

MOTION CARRIED

C. City of Fraser 2021 Master Plan

DISCUSSION: BOUCHARD began the discussion by explaining the changes made since the January 2021 Planning Commission meeting. The changes include the addition of a document acronym page, additional case studies, and general text edits and reviews. FARINA questioned if the McKenna included text changes pertaining to enhanced sidewalk connectivity, updating the City's sign ordinance, and including information on the current parks system. BOUCHARD noted that additional information on the City's park system still needs to be added to the next draft. TRAXLER explained the remaining tasks and project schedule.

Motion by Member: KEIL

Supported by Member: CZARNECKI

To: Forward the City of Fraser 2021 Master Plan to City Council to open the 63-day comment period.

AYES 7

NAYS 0

MOTION CARRIED

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS:

DISCUSSION: None.

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9. ZONING BOARD OF APPEALS MEMBER LIASION REPORT:

DISCUSSION: FARINA noted the ZBA meetings for February 2021 and March 2021 were canceled.

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

Member Barr:	None.
Member Cook:	Wished the group a good evening and great job to WARUNEK for first meeting as chair.
Member Czarnecki:	Great job to the group on the meeting and kudos to Master Plan team.
Member Perry:	Great job to WARUNEK for first meeting as chair.
Member Farina:	Welcomed Bruce Eck as Building Official and congratulations to Master Plan team and to WARUNEK for first meeting as chair.
Member Kiel:	Great job to WARUNEK on first meeting as chair and to the Master Plan team.
Chair Warunek:	Thanked the group for a good meeting.
McKenna:	The March 2021 meeting will include an agenda item on the CIP.
City Attorney:	None.

11. ADJOURNMENT:

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

To: ADJOURN THE MEETING OF February 3, 2021 at 10:42 PM

AYES 7

NAYS 0

MOTION CARRIED

Audience members: None.

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City Attorney: None.

Motion by Member: FARINA

Supported by Member: KEIL

To: Authorize the City Planner to send out notices for a public hearing to be held at the May 5, 2021 Planning Commission Meeting.

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

NAYS 0

MOTION CARRIED

11. ADJOURNMENT:

Motion by Member: KEIL

Support by Member: FARINA

To: ADJOURN THE MEETING OF MARCH 3, 2021 at 8:26 PM

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

NAYS 0

MOTION CARRIED

Audience members: None.

6A. Public Hearings

i. Proposed Master Plan

Contents:

1. City Planner Memorandum
2. Draft Resolution for Adoption
3. Draft Master Plan



Memorandum

TO: City of Fraser Planning Commission

FROM: Paul Urbiel, AICP, Senior Principal Planner
Danielle Bouchard, Senior Planner

SUBJECT: **Fraser 2021 Master Plan – Complete Draft for Public Hearing and Forward Consideration of Adoption to City Council**

DATE: April 23, 2021

Enclosed, you will find the draft Fraser 2021 Master Plan, which is the culmination of months' worth of investigation, analysis, significant public engagement, and strategic thought.

BACKGROUND

The City of Fraser Planning Commission has led the charge in overseeing the preparation of this draft plan. The process and plan document are consistent with the requirements of the Michigan Planning Enabling Act (Act 33 of 2008) for the preparation of master plans in Michigan.

REVIEW BY OTHERS

The Michigan Planning Enabling Act also prescribes a process for public review and comment on draft plans. As such, the City publicized the required 63-day resident and stakeholder comment period on this draft plan, which resulted in one additional comment received from the Macomb County Department of Roads.

Before the recent public comment period and prior to drafting the plan document, McKenna and the Planning Commission engaged stakeholders by conducting a public open house in October 2019 and an online survey open to all residents and stakeholders. The online survey method was especially helpful during the shift to virtual public engagement activities due to the COVID-19 pandemic. Between the public open house and the online survey, the City received comments and feedback from around 600 individuals.

REVIEW AND NEXT STEPS

During your May 5, 2021 Commission meeting, a duly noticed Public Hearing for the draft plan will be conducted; we will present the key features of the plan, as well. After the hearing, the Commission may act to adopt the plan by resolution and recommend the same by City Council. We look forward to discussing the draft plan during your May 5, 2021 regularly scheduled meeting. We welcome any questions or comments at any time. Thank you.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

**City of Fraser, Macomb County, Michigan
2021 Master Plan
RESOLUTION of ADOPTION**

WHEREAS the Michigan Planning Enabling Act (Public Act 33 of 2008), as amended, provides for a City Planning Commission to prepare and adopt a Master Plan for physical development of the community; and

WHEREAS the City of Fraser Planning Commission has prepared such a Master Plan for the City's physical development in compliance with the Michigan Planning Enabling Act, including relevant charts, maps and text; and

WHEREAS the Fraser Planning Commission has provided multiple opportunities for public participation in the planning process; and

WHEREAS the Fraser City Council approved the draft Plan for distribution, and subsequently the Master Plan was so distributed for review by surrounding communities and other public agencies as required by the Michigan Planning Enabling Act; and

WHEREAS the Fraser Planning Commission held a formal public hearing on the draft Master Plan on May 5, 2021 in order to provide additional opportunity for public comment; and

WHEREAS all comments received during the planning process have been carefully considered and the Planning Commission is satisfied that the Master Plan is ready for adoption.

NOW THEREFORE BE IT RESOLVED that the Fraser Planning Commission hereby adopts the Fraser 2021 Master Plan, as presented at the public hearing held on May 5, 2021, subject to incorporation of the following revisions (if applicable):

1. _____
2. _____

BE IT FURTHER RESOLVED that the Fraser Planning Commission directs the Commission Chairperson and Commission Secretary to sign this Resolution signifying the adoption of the Fraser 2021 Master Plan, to file an attested copy with the City Clerk, and to request that the Master Plan, as revised (if applicable), be placed on the next available agenda of the City Council for consideration and adoption consistent with the Michigan Planning Enabling Act.

Motion by _____ **and seconded by** _____

AYES: _____

NAYS: _____

ABSENT: _____

Resolution Declared Adopted.

Kenneth Perry, Secretary
City of Fraser Planning Commission

6B. Site Plans and Other Reviews

i. SP 21-001 /
MIKE MAGNOLI ON BEHALF OF TIFFANY
DEVELOPMENT CORPORATION / 33417 KELLY
ROAD / PROPOSED BUILDING ADDITION

Contents:

1. City Planner (McKenna) Review
2. City Engineer (AEW) Review
3. Site Plan Submission (*Dated March 10, 2020*)

Site Plan Review Summary

Site plan dated March 10, 2021
Received by McKenna for SPR April 6, 2021

SP 21-002

City of Fraser, Michigan



SITE ADDRESS / LOCATION 33417 Kelly Road: Kelly Road Industrial Building Addition	APPROVING BODY Planning Commission	PUBLIC HEARING DATE N/A
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Paul Urbiel, AICP – (313) 888-9882	APPLICANT / PROPERTY OWNER Mike Magnoli, PEA on behalf of Tiffany Development Corporation, Owner	

BRIEF SUMMARY OF REQUEST:

The applicant, Tiffany Development Corporation, is proposing to construct an addition their existing building located at 33417 Kelly Road. The purpose of the addition is to add space for warehousing and accommodate up to three new tenants.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	IR – Industrial Restricted	Industrial land uses with some General Commercial nearby. Industrial land uses also located on the east side of Kelly Road in Roseville	A 5,000 square foot building addition on the east side of the existing building	Total site area = 0.57 acres New bldg. area = 5,000 sq. ft. Approximately 500 ft. frontage on Kelly Road

Compatibility with Zoning Ordinance

The intent of the IR District is to: *“...primarily accommodate wholesale activities, warehouses and industrial operations whose external, physical effects are restricted to the lot or parcel and in no manner affect in a detrimental way any of the surrounding lots or parcels. The IR district is so structured as to permit, along with specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material.”* The current use (and proposed use of the enclosed drive-through canopy) of the site is compatible with the IR District intent. It is not anticipated that the proposed addition to be utilized for warehousing will have any adverse effects to any adjacent properties, or result in any additional or excessive noise, odors, dust, or other nuisances.

Compatibility with Master Plan

The Master Plan depicts the subject site as general industrial, surrounded by other industrial property and proximate to mainly industrial and some commercial use along the Groesbeck Corridor. This proposal is compatible with the future land use designation in the Master Plan.

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. IR, Industrial Restricted District (Section 32-143)

a. Zoning and Land Use (Section 32-143 (1))

The site, located at 33417 Kelly Road, is zoned IR (Industrial Restricted). The applicant, Tiffany Development Corporation, is proposing to construct a 5,000 square foot addition to the existing industrial building (approximately 4,991 square feet) for warehousing use by up to three potential new tenants.

The intent of the IR District is to: *“...primarily accommodate wholesale activities, warehouses and industrial operations whose external, physical effects are restricted to the lot or parcel and in no manner affect in a detrimental way any of the surrounding lots or parcels. The IR district is so structured as to permit, along with specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material.”*

It is not anticipated that the building addition will have any adverse effects upon any adjacent properties, or result in any additional or excessive noise, odors, dust, or other nuisances. If approved, the proposed project will result in the expansion of the existing building footprint by 5,000 square feet – which is about double in size.

b. Dimensional Requirements (Section 32-143 (3))

Requirement Type	IR District Requirements	Existing	Proposed	Proposed Compliance
Minimum Lot Size	20,000 sq. ft.	25,255 sq. ft.	25,255 sq. ft.	Yes
Minimum Lot Width	80 ft.	86.5 ft.	86.5 ft.	Yes
Front Yard Setback	100* ft.	155.5 ft.	91.6 ft.	Yes
Side Yard Setback	5 ft.	37.4 ft. (north) 0 ft. (south)	35.9 ft. (north) 0 ft. (south)	Yes
Rear Yard Setback	20 ft.	27.5 ft.	27.5 ft.	Yes

The existing conditions on the site meet all lot and building dimensional requirements as specified by the City's Zoning Ordinance.

* Section 32-143.3.b states, *“Where the front yard of two (2) or more permitted principal structures in any block in existence on the effective date of this article, within this district and on the same side of the street, are less than the minimum front yard, then the front yard setback of any building subsequently erected within the block on this side of the street shall not be greater than the average depth of the front of all structures on that side of the street.”*

The two buildings immediately to the north of the subject property have setbacks of less than 100'. The surrounding properties on the north and south side of the proposed project site on the same side of the street have an average front yard setback along Kelly Road from Groesbeck Highway to 14 Mile Road of approximately 106.9 feet. Therefore, the proposed setback of 91.6 feet is compliant.

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

a. Parking

The site currently has 6 parking spaces. The minimum parking requirements are as follows:

- Warehouse enclosure: 1 space per every 1,500 square feet (6.7 spaces)
- Warehouse enclosure: 1 space per every employee during largest typical shift (5 spaces)

Use	Requirement	Existing	Proposed	Proposed Compliance
Warehouse	1 space per every 1,500 SF, plus 1 space for each employee on the largest typical shift.	4,991 SF 6 Spaces	9,991 SF + 5 Employees 12 Spaces	Yes

Six additional parking spaces are required for the development as proposed, and six additional spaces have been provided. We note that the proposed addition is planned to accommodate three (3) additional leased warehousing spaces (each approximately 1,600 – 1,700 square feet), which may limit the number of employees (and thus the potential tenants) the site is able to accommodate in the future. Compliance with parking requirements will be facilitated through the Certificate of Occupancy process as tenants are secured.

b. Ingress / Egress

The site has one existing ingress/egress driveway off Kelly Road. This driveway is likely a shared drive with the adjacent property to the north.

We recommend that the applicant provide a shared access agreement with the adjoining property to the north in recordable form satisfactory to the City Attorney.

c. Circulation On- and Off-Site

The proposed addition is not likely to result in challenges to site circulation. A site plan review by the City's applicable fire and public safety staff shall be completed. The proposed project shall be approved by these entities prior to construction.

d. Loading / Unloading

The applicant is proposing three (3) 12' x 12' overhead garage doors to be located on the north side of the building for loading and unloading, as well as (3) doors for entry and exit from the indoor warehouse spaces.

Section 32-97 of the City Zoning Ordinance requires that one (1) loading and unloading space be provided and "[s]uch loading and unloading space, unless otherwise adequately provided for, shall be an area ten (10) feet by fifty (50) feet". Page 3 of the site plan demonstrates a "loading/receiving" area of 750 square feet (36' x 21'), which exceeds the minimum of 500 square feet.

3. Landscaping (Section 32-84)

Section 32-84.a of the City's Zoning Ordinance notes that the sites in the IR Districts are not required to include a landscaping plan. However, Section 32-141c states that "*portions of the site not used for parking, driveways and buildings shall be provided with landscaping and lawn (see section 5.03 [section 32-84]), approved by the planning commission, and so maintained in an attractive condition.*"

The applicant proposes to:

- Plant three (3) street trees along the frontage of Kelly Road.
- Protect existing mature trees during construction (no tree removal is proposed).
- Keep and maintain an irrigated lawn located on the east side of the proposed addition fronting Kelly Road (between the proposed building and the road).

The proposed landscaping plan meets the City's requirements (page 5 of the site plan).

4. Signs (Section 32-85)

The proposed site plan notes a wall mounted sign to be located on the north building elevation. Details of the proposed sign are not provided. Signs may be applied for and considered as part of the site plan or separately, for administrative approval.

5. Architecture and Building (Section 32-141 (a))

The zoning ordinance requires that, in the industrial districts, "*the exterior of all buildings hereafter erected shall be constructed of aesthetically pleasing brick and/or stone building materials.*" The proposed addition is planned to be constructed from brick and black rolled aluminum, with aluminum-frame glazed person entry doors. We believe the proposed addition will be reasonably attractive and improve the appearance of the site from Kelly Road.

6. Screening (32-82)

The zoning ordinance requires that screening be required "between any use district that abuts any other use district". The site is bordered by properties also zoned IR so no screening is required.

7. Lighting (Section 32-86)

Existing site lighting is proposed to remain. No new lighting is proposed.

8. Reviewing Entities

The site plan is subject to review by all applicable departments and jurisdictions deemed necessary to ensure the health, safety, and welfare of the community.

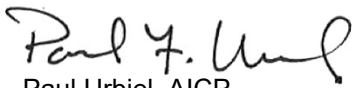
RECOMMENDATION

Given the analysis above, McKenna recommends approval of the proposed addition of a 5,000 square foot indoor warehouse space located at 33417 Kelly Road with the following conditions:

1. The applicant provide a shared access agreement with the adjoining property to the north in recordable form satisfactory to the City Attorney.
2. The applicant obtains all other required City or other governmental reviews and approvals.

Respectfully,

McKENNA



Paul Urbiel, AICP
Senior Principal Planner

Danielle Bouchard
Senior Planner

Cc: City of Fraser Development Review Team:
Building Official, City Attorney, City Engineer, Department of Public Works Superintendent

Mike Magnoli, Applicant, PEA on Behalf of Tiffany Development Corporation



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

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

April 22, 2021

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

Reference: Site Plan Review

33417 Kelly Road (SP21-002)
AEW Project No. 0190-0457

Dear Mr. Urbiel:

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

Utilities

1. There is currently no water main along Kelly Road in this area, however an existing 6" water main is located on the site with a connection to the water main on Groesbeck, and currently serves the existing building. A hydrant flow test will need to be performed to confirm available flows for proposed building addition. A water main extension and/or upsized main may be required to serve the proposed addition, but this can be evaluated during engineering plan review. Separate water services and meters will be required for each new unit. Water meters and valves to be determined by DPW prior to issuance of building permit.
2. There is currently no sanitary sewer along the Kelly Road frontage of this property, but a sanitary sewer exists along the northerly property line and is available to serve the proposed addition. Records indicate there is a capped sanitary service connection available for use. Sewer line inspection manhole will be required on the new sanitary service.
3. A 21" diameter storm sewer is available in Kelly Road as an outlet for stormwater discharge. There is also an existing storm sewer system on the adjacent property to the north that appears to accept overland flow from this parcel. This system can be utilized by the developer with appropriate maintenance agreements and easements as may be required.
4. The proposed site plan appears to be increasing the volume and rate of stormwater runoff, therefore, additional on-site detention will be required,



Bruce Eck
April 22, 2021
Page 2

as well as restricting outflow to pre-development conditions. Water quality treatment measures will be required due to nature of site.

General

1. Prior to issuance of the Building Permit, the petitioner will be required to submit final engineering plans for review. The City of Fraser Standard Details for Paving and Storm Sewer shall be included in final engineering plans. Digital copies are available from our office.
2. Prior to issuance of a Building Permit, a soil erosion permit or waiver will need to be obtained from Macomb County Public Works Office.
3. Prior to issuance of a Building Permit, a permit or waiver will need to be obtained for the Macomb County Department of Roads for all work in the Kelly Road right-of-way.
4. Prior to issuance of a Building Permit, a permit will need to be obtained from Michigan Department of Environment, Great Lakes and Energy (EGLE) for the construction of a water main if an extension is necessary.
5. A cross-access agreement must be executed between the property owner and neighboring parcel to the north if one does not already exist.
6. A storm water maintenance agreement must be executed between the property owner and City of Fraser and / or neighboring parcel to the north as may be necessary.

We're available to answer any questions related to the review comments.

Sincerely,

Michael A. Vigneron, PE
Senior Project Engineer

cc: Paul Urbiel, AICP, McKenna
Mark Ragsdale, DPW Superintendent

M:\0190\0190-0457\Gen\Letters\SitePlanReview_SP21-002_210422.docx

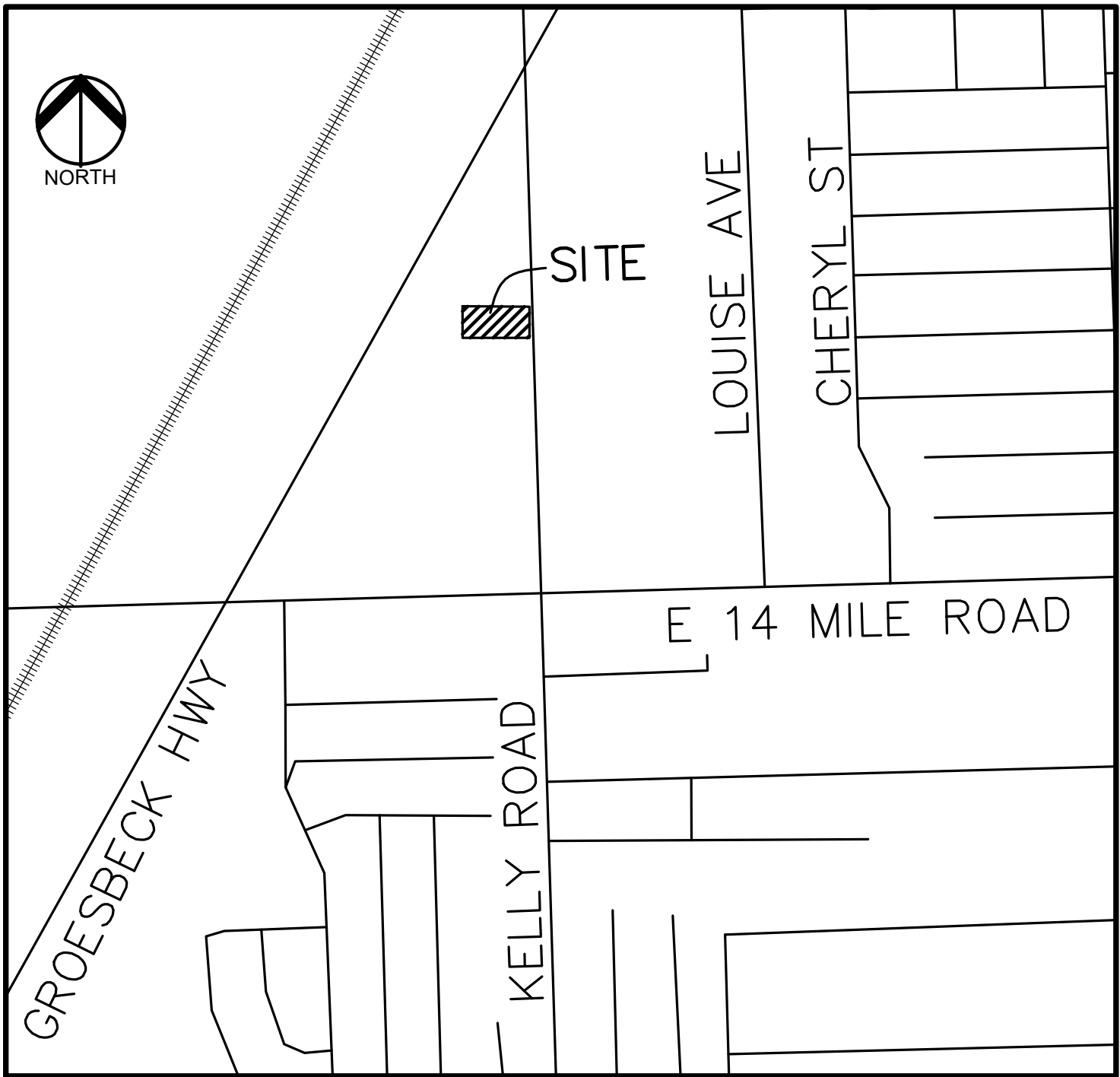
PRELIMINARY SITE PLANS

KELLY ROAD INDUSTRIAL ADDITION

33417 KELLY ROAD

FRASER, MACOMB COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
4" = 1 MILE

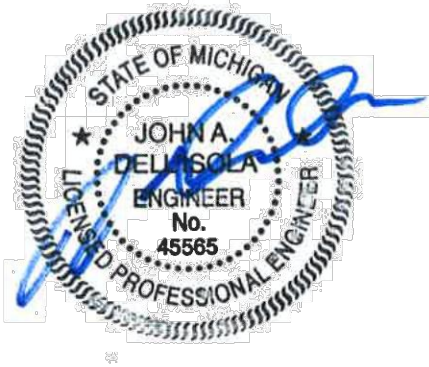
INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
A1 OF 2	FLOOR PLAN
A2 OF 2	BUILDING ELEVATIONS

DESIGN TEAM

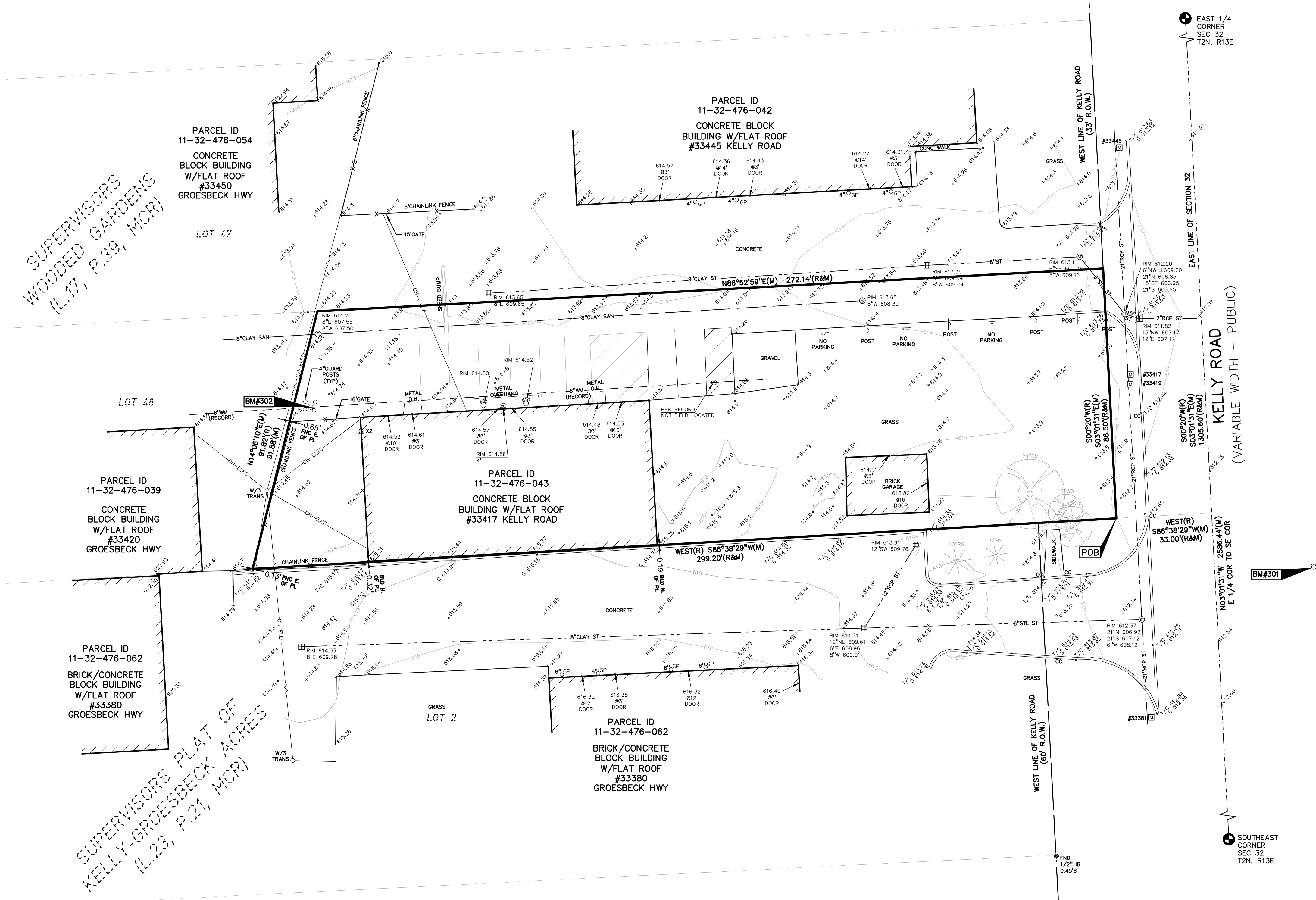
OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
TIFFANY DEVELOPMENT, LLC 59227 VAN DYKE AVE. WASHINGTON, MI 48094 CONTACT: MICHAEL MAGNOLI PHONE: 586.532.0716 EMAIL: MICHAELANGELOHOME@SBCGLOBAL.NET	PEA GROUP 58105 VAN DYKE RD. WASHINGTON TWP., MI 48094 CONTACT: JOHN DELL'ISOLA, PE PHONE: 844.813.2949 EMAIL: JDELLISOLA@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
MARTINI SAMARTINO DESIGN GROUP 920 EAST LONG LAKE RD. SUITE 200 TROY, MI 48065 CONTACT: DANIEL A. DE MARTINIS PHONE: 248.524.0445 EMAIL: DDEMARTINIS@MARTINISAMARTINO.COM	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIETZEL@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	3/10/2021



S:\PROJECTS\2021\2021-0006 FRASER INDUSTRIAL - 2D\DWG\SITE PLANS\2D\TOPO-210061.DWG



SUPERVISORS
WOODED GARDENS
11-17, P.29, MCR

SUPERVISORS PLAT OF
KELLY-GROESBECK ACRES
11-23, P.21, MCR

LEGEND

1

2

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-W-O

UG-CATV

UG-PHONE

UG-ELEC-CH

WATERM. VALVE & GAS LINE W/ARMOR

WATERMANN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

SANITARY SEWER, CLEANOUT & MANHOLE

STORM SEWER, CLEANOUT & MANHOLE

COMBINED SEWER & MANHOLE

POST INDICATOR VALVE

WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

MARLBX, TRANSFORMER, IRRIGATION CONTROL VALVE

UNIDENTIFIED STRUCTURE

SPOT ELEVATION

CONTOUR LINE

FENCE

GUARD RAIL

STREET LIGHT

CONC.

ASPH.

GRAVEL

WETLAND

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE

UNDERGROUND CABLE TV, CATV PEDESTAL

TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE

GAS MAN. VALVE & GAS LINE W/ARMOR

WATERMANN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

SANITARY SEWER, CLEANOUT & MANHOLE

STORM SEWER, CLEANOUT & MANHOLE

COMBINED SEWER & MANHOLE

SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

POST INDICATOR VALVE

WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

MARLBX, TRANSFORMER, IRRIGATION CONTROL VALVE

UNIDENTIFIED STRUCTURE

SPOT ELEVATION

CONTOUR LINE

FENCE

GUARD RAIL

STREET LIGHT

CONC.

ASPH.

GRAVEL

WETLAND

LEGAL DESCRIPTION
(Per Macomb County Tax Records)
PARCEL ID 11-32-476-043
SUPERVISORS WOODED GARDENS, EAST 1/2 OF LOT 48, LIBER 17, PAGE 39, MCR
(As Surveyed - PEA Group)
Lands in part of the Southeast 1/4 of Section 32, Town 2 North, Range 13 East, City of Fraser, Macomb County, Michigan, being the East 1/2 of Lot 48 of Supervisors Wooded Gardens, as recorded in Liber 17 of Plats, Page 39, Macomb County Records, being more particularly described as:
Commencing at the East 1/4 Corner of said Section 32; thence along the East line of said Section 32, S03°01'31"E (recorded as S00°20'W), 1305.60 feet; thence S86°38'29"W (recorded as WEST), 33.00 feet to the West line of Kelly Road (Variable Width - Public), also being the Southeast Corner of said Lot 48 and the POINT OF BEGINNING;
thence along the South line of said Lot 48, S86°38'29"W (recorded as WEST), 299.20 feet; thence N14°08'10"E, 91.88 feet (recorded as 91.82 feet) to the North line of said Lot 48; thence along said North line, N86°52'59"E, 272.14 feet to the aforementioned West line of Kelly Road, also being the Northeast Corner of said Lot 48; thence along said West line, S03°01'31"E (recorded as S00°20'W), 86.50 feet to the POINT OF BEGINNING.
Containing ±0.57 acres of land.

BENCHMARKS
(GPS DERIVED - NAVD88)
BM #301
ARROW ON HYDRANT NORTH OF ENTRY OF BUILDING #33398, EAST SIDE OF KELLY ROAD. ELEV. - 615.52
BM #302
ARROW ON HYDRANT, ±17' NORTHWEST BUILDING CORNER #33419. ELEV. - 616.70

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 26099C0210G DATED SEPTEMBER 29, 2006.

PEA
GROUP
t: 844.813.2949
www.peagroup.com

811. Know what's below. Call before you dig.

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 COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
TIFFANY DEVELOPMENT, LLC
58227 VAN DYKE
WASHINGTON, MI 48094

PROJECT TITLE
KELLY ROAD INDUSTRIAL ADDITION
33417 KELLY ROAD
FRASER, MI 48023

REVISIONS

ORIGINAL ISSUE DATE:
MARCH 10, 2021
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2021-0006
P.M.	JD
DN.	DMT
DES.	DMT
DRAWING NUMBER:	

NOT FOR CONSTRUCTION C-1.0

Containing ± 0.57 acres of land.

BM #302
ARROW ON HYDRANT, ±17' NORTHWEST BUILDING
CORNER #33419.
ELEV. - 616.70

REFER TO THIS SHEET FOR SIGN DETAILS

Figure 1: Schematic representation of the genetic organization of the 671 kb region. The top part shows a linear map with markers C.D., C.D., and Y.D. and their corresponding symbols. The middle part shows a map with markers X, X, and X. The bottom part shows a map with markers STD, DUTY, and R.O.W. ONLY. The bottom part also shows a legend for STD, DUTY, and DEEP STRENGTH.

10 20

SCALE: 1" = 20'

CAUTION!! 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 COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

417 KELLY RD.
ASER MI 48026

DRAWING NUMBER

MACOMB COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOLE

SI - SIMS CLAY LOAM

PARKING SIGN DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

C-3.0

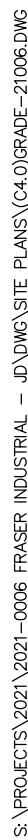
IRON FOUND	BLASS FOUND	SEC. CORNER FOUND
UG-IRON SET	MONUMENT FOUND	R RECORDED
NAIL FOUND	MONIMENT SET	C MEASURED
NAIL & CAP SET		M CALCULATED
<u>EXISTING</u>		<u>PROPOSED</u>
-OH-ELEC-W-○-	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & WIRE GUY RAKE	
-UG-CATV-	UNDERGROUND CABLE TV, CATV PEDestal	
-UG-PHONE-	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
-UG-ELEC-	ELECTRIC U.G. CABLE, MANHOLE, METE AND HOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATER MAIN, VALVE, GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	SQUARE ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
	POST INDICATOR VALVE	
	WATER VALVE MOBILE/HYDRANT WATER BOX, SERVICE SHUTOFF	
	MANHOUS, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
	SPOT ELEVATION	
	CONTOUR LINE	
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
	CONCRETE	
	ASPHALT	
	GRAVEL SHOULDER	
	WETLAND	

SYMBOLS: GRADING

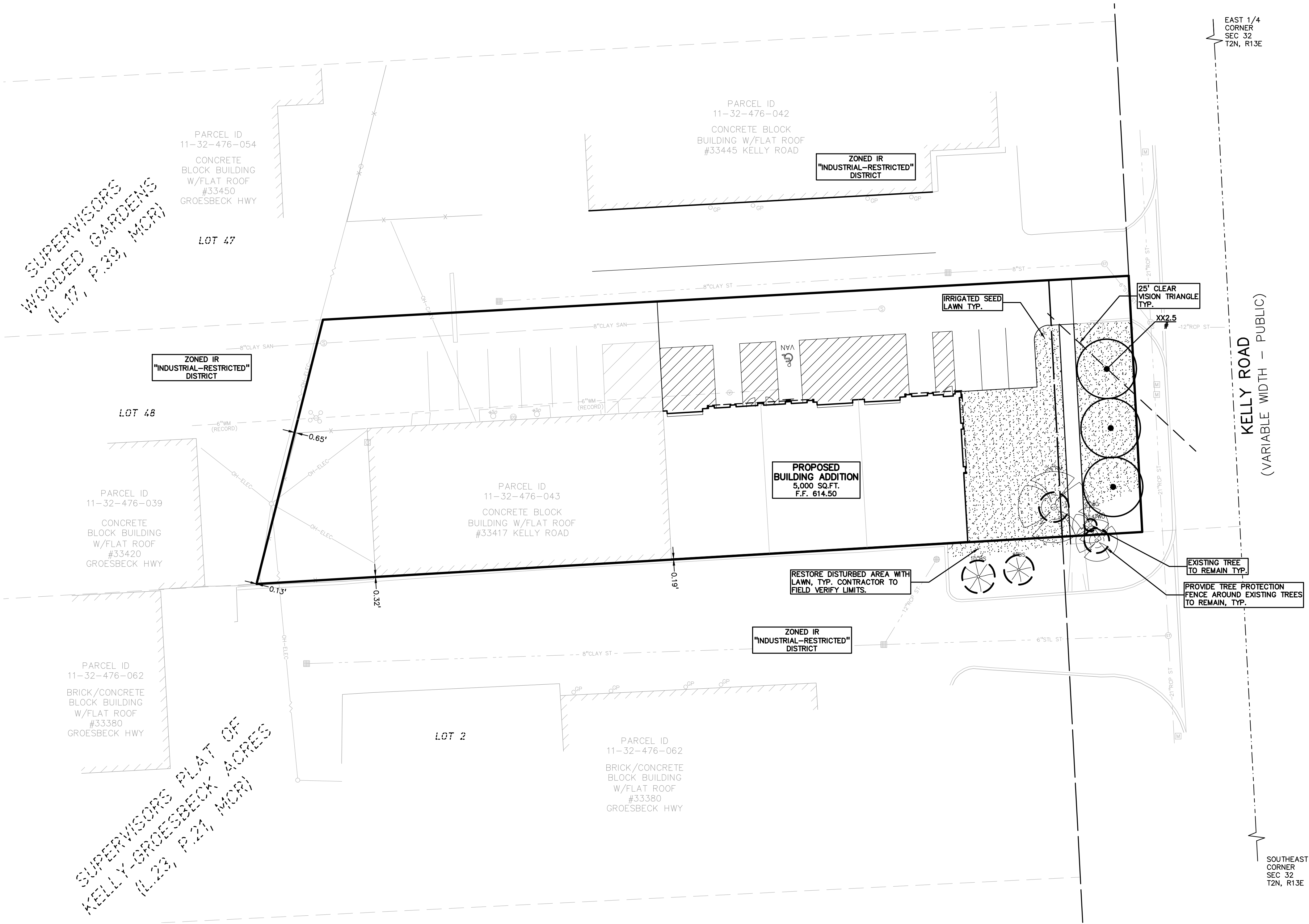
PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT IN PAVED
AREAS, GUTTER GRADE IN CURB LINES.

PROPOSED CONTOUR LINE

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
F.G. = FINISH GRADE
RIM = RIM ELEVATION



DECIDUOUS TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	AP2.5	Norway Maple	<i>Acer platanoides 'Crimson King'</i>	2.5" Cal.	B&B



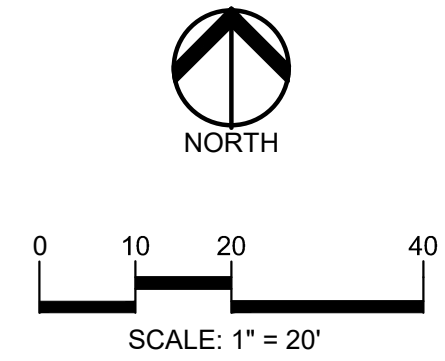
KEY:

- = STREET TREES
- = IRRIGATED SOD LAWN
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

LANDSCAPE CALCULATIONS:
PER CITY OF FRASER ZONING ORDINANCE

STREET TREES
REQUIRED: ONE TREE SHALL BE PLANTED FOR EACH THIRTY LINEAR FEET OF ROAD FRONTAGE. $86 / 30LF = 3$ TREES.
PROVIDED: 3 DEC. TREES

- GENERAL PLANTING NOTES:**
- 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 QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 - 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 DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF 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.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - 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.
 - 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.
 - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
 - 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 COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
TIFFANY DEVELOPMENT, LLC
59227 VAN DYKE
WASHINGTON, MI 48094

PROJECT TITLE
KELLY ROAD INDUSTRIAL ADDITION
33417 KELLY ROAD
FRASER, MI 48226

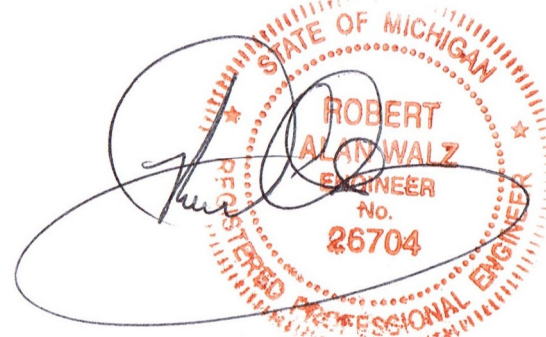
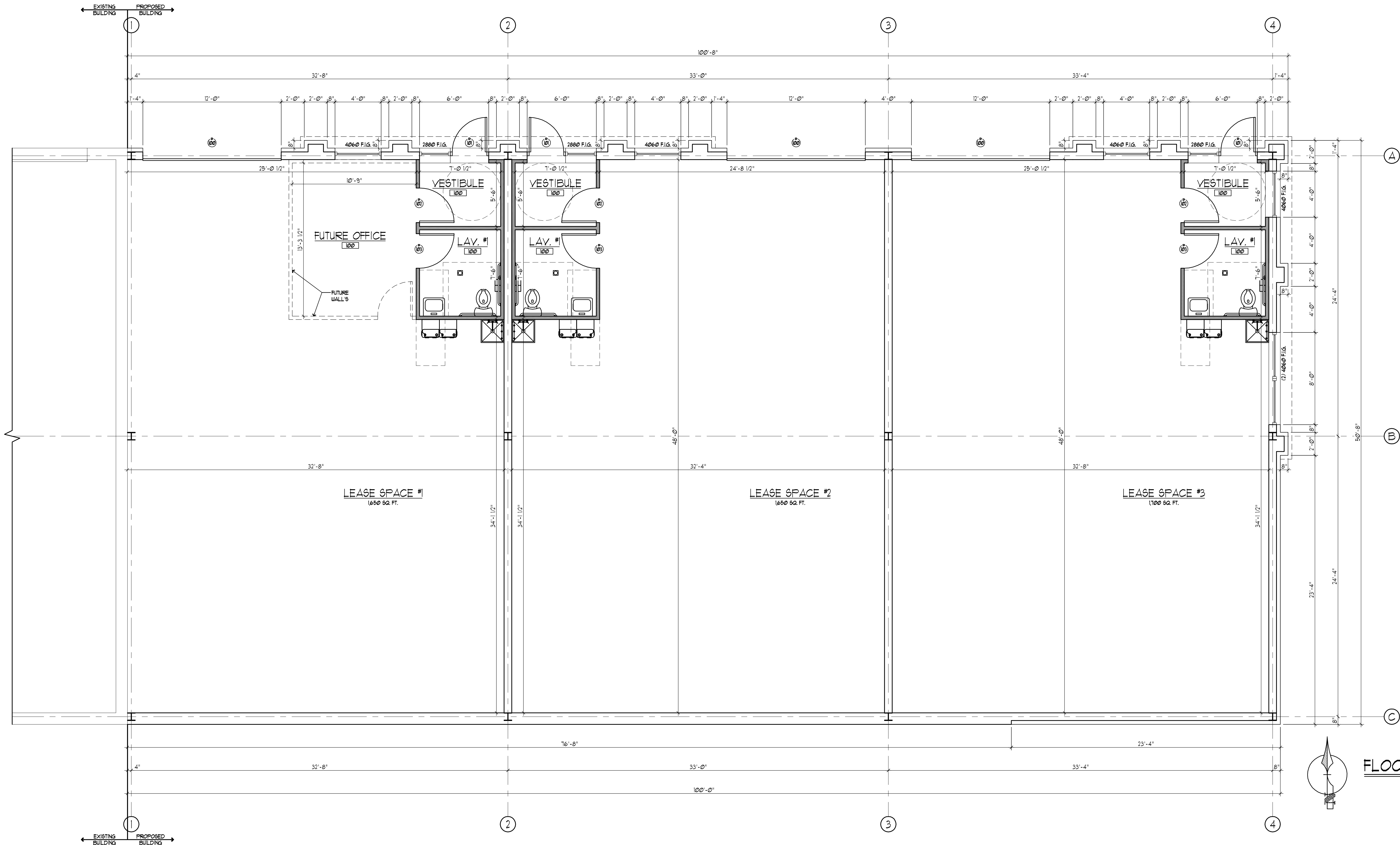
REVISIONS	

ORIGINAL ISSUE DATE:
MARCH 10, 2021

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2021-0006
P.M.	JD
DN.	DMT
DES.	DMT

DRAWING NUMBER:



ROBERT WALZ ENGINEERING
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KELLY ROAD
INDUSTRIAL ADDITION

33419 KELLY ROAD
FRASER MI, 48026

Site Plan Approval: 03-10-2021

Permit Set: .

Revisions: .

Revisions: .

Final Set: .

Drawn By: B.J.

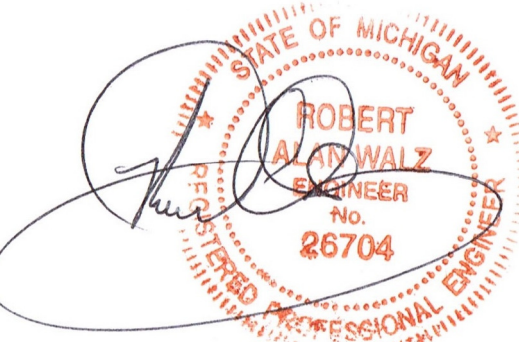
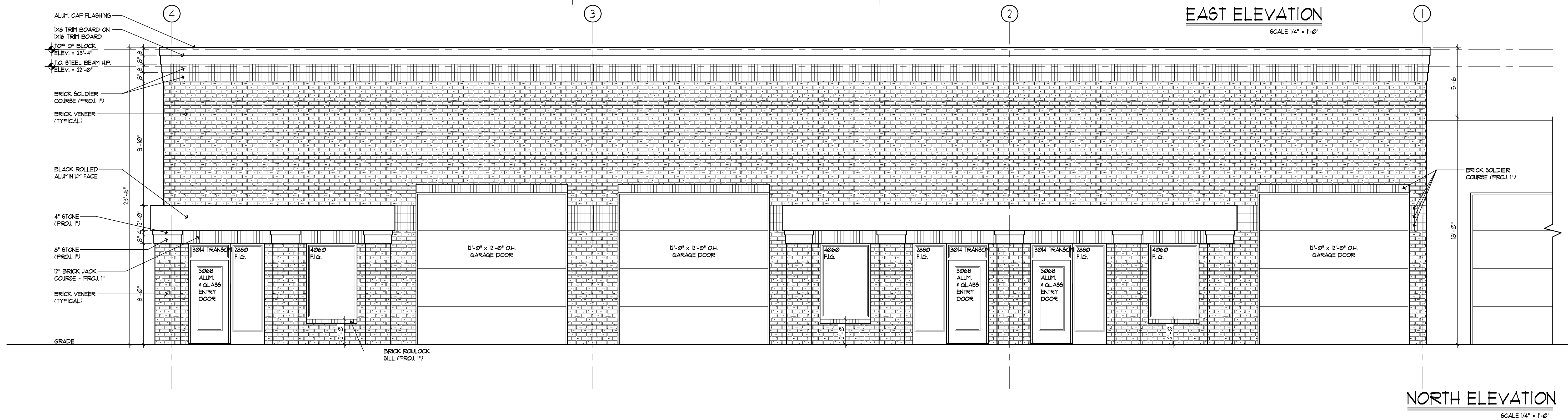
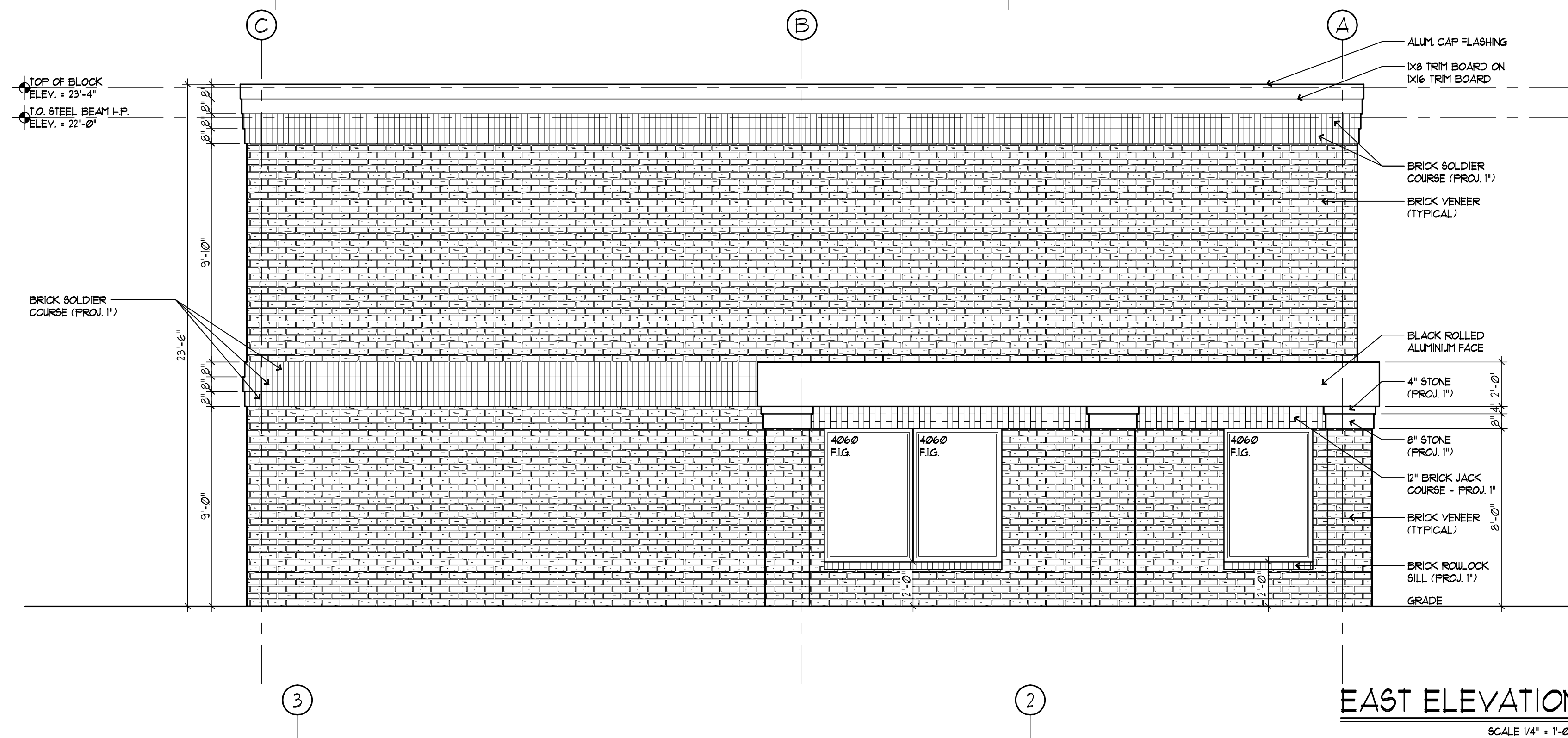
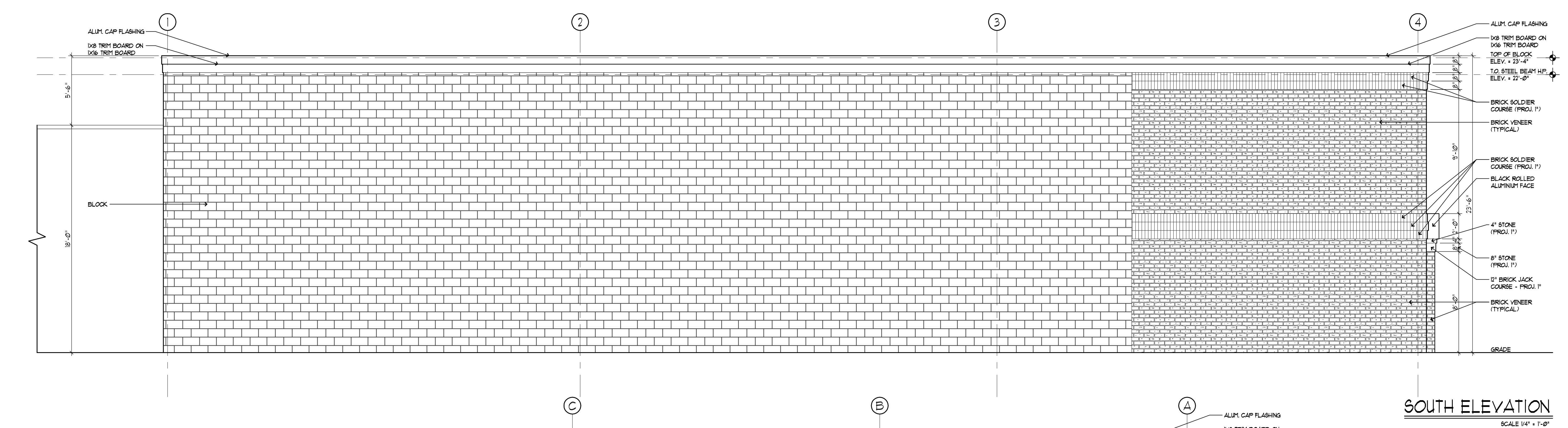
Checked By: D.D.

Job No:

20-283

Sheet No:

A1 OF 2



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Checked By: D.D.

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20-283

Sheet No:

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6c.

Draft Roseville Master Plan

Contents:

1. City Planner (McKenna) Memo



City of Roseville Master Plan Review

TO: City of Fraser Planning Commission

FROM: Paul Urbiel, AICP, Senior Principal Planner
Danielle Bouchard, Senior Planner

SUBJECT: City of Roseville Draft Master Plan

DATE: April 27, 2021

The City of Roseville has posted their draft Master Plan on the City's website for comment.

Pursuant to the Planning Enabling Act (Public Act 33 of 2008), the City notified the public and surrounding communities of the availability of the plan for review and comment. We reviewed the draft master plan with the intention of identifying mutually desirable elements and opportunities to implement a common vision for the City of Fraser and its neighboring communities – especially in light of the 2021 City of Fraser Master Plan.

The draft Roseville Master Plan is available to review on the City of Roseville's Website:

https://www.roseville-mi.gov/departments/community_and_economic_development/index.php

https://cms3.revize.com/revize/roseville/Roseville%20Master%20Plan%20Report%20DRAFT_3.9.2021.pdf

The City of Fraser and the City of Roseville share Fraser's southern and southeastern boundary: for 2 miles along 13 Mile Road from Hayes Road to Kelly Road and for 1 mile on Fraser's southeastern boundary along Kelly Road from 14 Mile Road to 13 Mile Road.

The existing land uses in Fraser along the 13 Mile Corridor bordering with the City of Roseville range between single family and multiple family residential. At the intersection with Groesbeck Highway, the existing land uses include some industrial and commercial properties. Fraser's existing land uses along the southeastern border with Roseville largely consists of single-family residential land uses with a small pockets of multiple family residential and Public/Institutional land uses located along Kelly Road.

GENERAL CONCLUSIONS

McKenna found the following key themes in the Roseville Master Plan that are also applicable to Fraser:

- A need to plan for the area's aging population
- Redevelopment and aesthetic enhancements to Groesbeck Highway
- Expanding housing diversity
- Planning for multi-modal transportation and connectivity
- Emphasizing the importance for environmental resiliency

HEADQUARTERS

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Communities for real life.



PUBLIC ENGAGEMENT PROCESS

Vision Sessions

In August 2019, the City hosted a Vision Session to which approximately 35 residents attended to provide their input on the Master Plan process. Overall, the Session concluded that:

- Attendees expressed appreciation for the City's efforts relating to public services and facilities and business growth and development.
- During the next 10 years, attendees noted they would like to see the City focus on public services and programming as well as attractions.
- The group would like to be able to describe future Roseville as being "community-oriented".

COMPARISON OF AREAWIDE PLANNING ISSUES

Aging Population

Demographic analysis in the Roseville Master Plan indicates that over 19% (in 2018) of the City's population identifies with some form of disability status (e.g., mobility, visual, auditory, and cognitive challenges). These results are common in an aging population, and Fraser is also confronting this issue. This finding emphasizes the need to continually plan for the area's aging population in terms of senior and affordable housing, recreation amenities, safe sidewalks and crossings, walkable nodes, and other aspects identified by the AARP Livable Communities guidelines.

Housing

The City of Roseville Master Plan identifies a need for "missing middle" housing (e.g., townhomes, duplex, quadplex, etc.). Many communities across the country are realizing this gap in housing option exists and are initiating plans to address it. Interestingly, the Plan's housing analysis notes that the City's average size of homes sold between 2010 and 2015 decreased by about 300 square feet. A model created by Envision Tomorrow concluded that to balance the City's housing stock from the disproportionate number of single-family units (compared to missing middle and multi-family units), the City would need over 2,500 more units. Given geographic constraints and other factors, this is likely not possible. Therefore, housing reform relating to dimensional standards, infill development, redevelopment opportunities and incentives, and other applicable methods will be necessary. These principles are useful to all of Roseville's surrounding municipalities to support smart growth and (re)development of the Macomb County region's housing market.

Environmental Resiliency

A natural features analysis in the Plan indicates a predicted rising number of flooded homes in Macomb County (about 17,000). This confirms the need to plan and allocate resources toward flood prevention and stormwater mitigation efforts. These best practices can be utilized by the City of Fraser as well in terms of encouraging and implementing green stormwater infrastructure and continually maintaining its natural resources.

Transportation

SMART ridership analysis concludes Roseville's prime position for transit-oriented development and a continued need to plan for multi-modal transportation. The City of Roseville has a Complete Streets Ordinance that supports the need to plan for bike facilities within City limits. This also necessitates the coordination among neighboring jurisdictions, such as the City of Fraser, to plan for a connected bike network, especially along regional corridors that connect people to places of employment and necessities such as grocery stores and schools.



Economic Development

According to the Plan's Redevelopment Areas map, the City of Roseville has identified several areas within the City that are prime for redevelopment opportunities including the Groesbeck Highway Corridor. As with the City of Fraser's Master Plan and the Clinton Township Groesbeck Corridor Design Guidelines, it can be concluded that a coordinated regionwide effort for high-quality redevelopment of Groesbeck Highway is not only necessary, but would likely be highly supported by the public. Along Groesbeck Highway within the City of Roseville limits, the Plan calls for a "Marijuana Facility Overlay" (south of Fraser) as well as redevelopment along the "Groesbeck Highway Periphery" (around Utica Road). Additionally, the Plan notes "Big Box" redevelopment areas in the northern portion of the City by I-94 and Gratiot Avenue.

Utica Junction

Similar to the goals of the City of Fraser, Roseville's Plan includes best practices in high-quality development and site design, transportation, and other elements related to their traditional Central Business District.

Future Land Uses

For those areas in Roseville that border the City of Fraser, the future land uses planned for Fraser's southern boundary on the south side of 13 Mile Road include Neighborhood Residential, Multiple Family Residential, Industrial/Commercial, General Retail, and Groesbeck Periphery (mixed-use). In general, these planned land uses coordinate well with the City of Fraser's Future Land Use Plan. Especially with Fraser's planned Flex Corridor District Overlay along Groesbeck Highway.

The southeast border shared between Fraser and Roseville both called for small-lot or neighborhood density residential future land uses, which shows a consistent vision among both communities.

RECOMMENDATIONS

McKenna recommends:

1. Seek opportunities to coordinate with the City of Roseville regarding:
 - Future (re)developments on Groesbeck Highway and corresponding land uses.
 - Emphasizing the importance of high-quality site design and multi-modal safety along shared corridors, especially for Roseville's planned mixed uses near Groesbeck Highway.
 - Sidewalk connectivity on both sides of the street and sidewalk maintenance.
 - Supporting efforts and searching for opportunities to implement housing diversity, especially for the elderly and/or aging population.
 - Areawide environmental resiliency projects and green infrastructure.
 - Municipal infrastructure projects (e.g., water, sewer, broadband, etc.).
 - The growth and development of both Utica Junction and the City of Fraser CBD Core.
2. Be informed of zoning text amendments and/or rezonings for properties that border the City of Fraser.



We look forward to discussing the City of Roseville's draft Master Plan with you at the May 5, 2021 Planning Commission meeting.

Respectfully Submitted,

Paul Urbiel, AICP
Senior Principal Planner

Danielle Bouchard
Senior Planner