



CITY MANAGER

Elaine Leven

CITY CLERK

Cynthia Greenia

City of Fraser

CENTENNIAL COMMUNITY

MAYOR

Michael Carnagie

MAYOR PRO-TEM

Patrice M. Schornak

COUNCIL

Amy Baranski

Kathy Blanke

Suzanne Kalka

Patrick O'Dell

Dana Sutherland

**Fraser Planning Commission Agenda
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, June 7, 2023 @ 7:00 p.m.**

1. Call Meeting to Order/Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Chairperson's Opening Remarks
5. Approval of Minutes – April 5, 2023
6. New Business
 - a. Public Notices: None
 - b. Site Plan and Other Review
Site Plan Review – SP 23-01 33060 Groesbeck
7. Unfinished Business:
 - a. SP 22-03 33180 Groesbeck Retail Center;
 - b. SP 22-08 31475 Utica Road Devon Storage
8. Public Communication on Non-Agenda Items
9. Zoning Board of Appeals Member Liaison Report
10. Commissioners' Comments and Items of Interest/Concern
11. Adjournment
POSTED: 05/30/2023

33000 Garfield, Fraser, MI 48026 – (586) 293-3100 – www.micityoffraser.com



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**CITY OF FRASER PLANNING COMMISSION MINUTES
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
WEDNESDAY, APRIL 5, 2023 @ 7:00 P.M.
DRAFT**

1. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m. by Chair Czarnecki

Chair Czarnecki led the pledge of Allegiance.

2. ROLL CALL:

The following members were present:

BARR
CZARNECKI
FARINA
KEIL
MEYER
PERRY
WARUNEK

The following members were absent:

Others Present: City Attorney Ericson, City Planner Littman, City Planner Warren, City Clerk Greenia

3. APPROVAL OF AGENDA

Motion by Keil supported by Warunek to approve the agenda of the April 5, 2023 City of Fraser Planning Commission Meeting as presented.

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Perry, Warunek
NAYS: None Motion Carried

4. CHAIR'S OPENING REMARKS

Chair Czarnecki read her opening remarks into the record.

5. APPROVAL OF MINUTES – MARCH 1, 2023

Motion by Farina supported by Keil to approve the minutes of the March 1, 2023 meeting of the City of Fraser Planning Commission as proposed.

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Perry, Warunek
NAYS: None Motion Carried

6. NEW BUSINESS

a. Public Notices:

1. Proposed Zoning Text Amendment:

City Planner Andrew Littman reviewed for the Commission that they had before them a DRAFT Sign Ordinance. There were many changes to the current sign ordinance – in fact this was a completely new ordinance, updated to reflect the current laws regarding signs.

He then added that we would not need to set a Public Hearing date for this tonight as the attorneys would need to review this prior to having a hearing.

Planning Commission discussed this. There would like to see a document that reflects the suggested changes between the current ordinance and the proposed one. Many hours had been spent working on updating the current ordinance and they were not sure and of those suggestions had been incorporated.

Chair Czarnecki stated she would also like the Zoning Board of Appeals to see the proposed Ordinance. Discussion was had on when this might come back to the Commission. Attorney Erickson noted that their office would like to spend some time review the ordinance as well. It may be June or July before it might come back to the Commission.

There was no public comment on this matter.

b. Site Plan and Other Review

7. UNFINISHED BUSINESS

a. Site Plan 22-03 33180 Groesbeck, Retail Center

City Planner Andrew Littman reviewed the petitioner's revised request for this site. This site had come before the Planning Commission last September and there was approval given for the petitioner to move forward with the façade only at that time. They were to come back to Commission with updated landscaping plans for the site, an approved variance for a requested six (6) foot high masonry wall and furnishing the Planning Commission with signed shared parking and cross access agreements. The agreements were to meet the approval of the City Attorney and they had to be properly recorded.

The petitioner did go to the Zoning Board of appeals and was granted a variance for a four (4) foot high wrought iron fence and they do show that on the revised site plan. They do show updated landscaping as well. The parking and access agreements had yet to be provided. Without these agreements site plan approval should not be granted. Discussion was had on ways in which this may be addressed moving forward.

Kevin Hannah and Lina Asmar were present on behalf of the petitioner. Ms. Asmar indicated that she felt the ingress/egress was sufficient at the site at this time and then shared they had tried to get agreements signed for shared parking and were not able to do so as of yet. A very lengthy discussion was had on the parking areas, access areas and the agreements that Planning Commission had requested. There was also concern about the dumpster and whether or not it was going to be large enough.

Further discussion was had on obtaining signatures on one particular agreement and how this might get accomplished. Ms. Asmar gave a copy of said agreement to the City Attorney for her review. Chair Czarnecki suggested that the petitioner might want to work with our attorney on this agreement prior to coming back before the Commission.

Discussion was then had on why the City was asking Mr. Hannah to get these agreements when no changes were made to the footprint of the building. The owner prior to him did not have to have these agreements. City Attorney Erickson stated that when someone comes to the City for something like a Site Plan Approval this is when the City has an opportunity to ask them to secure these types of agreements. It was good policy to correct possible mistakes or oversights that were made in the past.

Chair Czarnecki stated that the City did appreciate everything they have done to this site. It was a big improvement over what was previously there.

At this time Mr. Hannah reviewed his frustration with some items that were happening with his site. Chair Czarnecki stated that the Commission could not address those issues, they needed to go to city hall and address these issues.

Chair Czarnecki then stated that would need to come back to the Commission to correct the concerns they had.

Motion by Warunek supported by Farina to postpone a decisions of Site Plan 22-003, Retail Center located at 33100 Groesbeck; Fraser, MI as the petitioner would need to come back with a revised site plan showing the correct the notation of dumpster size, the parking revised as discussed and the cross access agreements.

8. PUBLIC COMMUNICATION ON NON-AGENDA ITEMS

There was no public comment at this time.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina reviewed that at the ZBA meeting tomorrow night they would be hearing two (2) variance requests – Smokey Joe’s was coming back and there was another variance request for the Devon Storage site.

They were supposed to have an applicant to be a ZBA member come for an interview but he was unavailable and would hopefully be at their May meeting.

10. COMMISSIONER’S COMMENTS AND ITEMS OF INTEREST/ CONCERN

No comment from Commissioner’s Meyer, Perry, Keil, Warunek, and Barr.

Commissioner Farina shared they were having the final fish fry of the season at St. Malachy this Friday.

Planner Warren commented on the food truck issue.

Planner Littman commented on the sidewalk program and the RRC Program.

11. ADJOURNMENT

Motion by Perry supported by Farina to adjourn the meeting at 8:18 p.m.

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Perry, Warunek

NAYS: None

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser

____ Building Department
____ Fire Marshal
____ City Council/Econ. Dev. Coord.

Application No. _____
Date Received _____
Review Fee \$ _____

CITY OF FRASER
APPLICATION FOR SITE PLAN REVIEW/SPECIAL LAND USE APPROVAL

☒ Site Plan

☐ Special Land Use

Name of Project: DQ
Address of Project: 33060 Groesbeck Hwy.
Proposed Use: New facade

Applicant's Name: Jeff Fiore
Address: 37153 Woodpoint Dr.
City: Clinton Twp. Zip: 48036 Phone: 586-617-9400

Parcel Identification: _____
Complete Legal Description: (use opposite side or attach separately)
Zoning: _____ Size in acres: _____ Parcel Width: _____ Parcel Length: _____

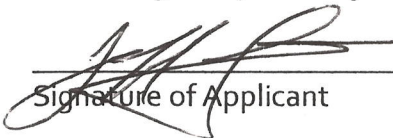
Legal Owner:
Name: Nationwide Const. Phone #: 586-617-9400
Address: 37153 Woodpoint Dr. Clinton Twp.

Site Plan Preparer's Name: _____
Phone: _____ Fax: _____

If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.):

Fifteen (15) copies of the application and site plan shall be submitted to the City at least twenty (20) days prior to a scheduled 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.

 4-13-23
Signature of Applicant

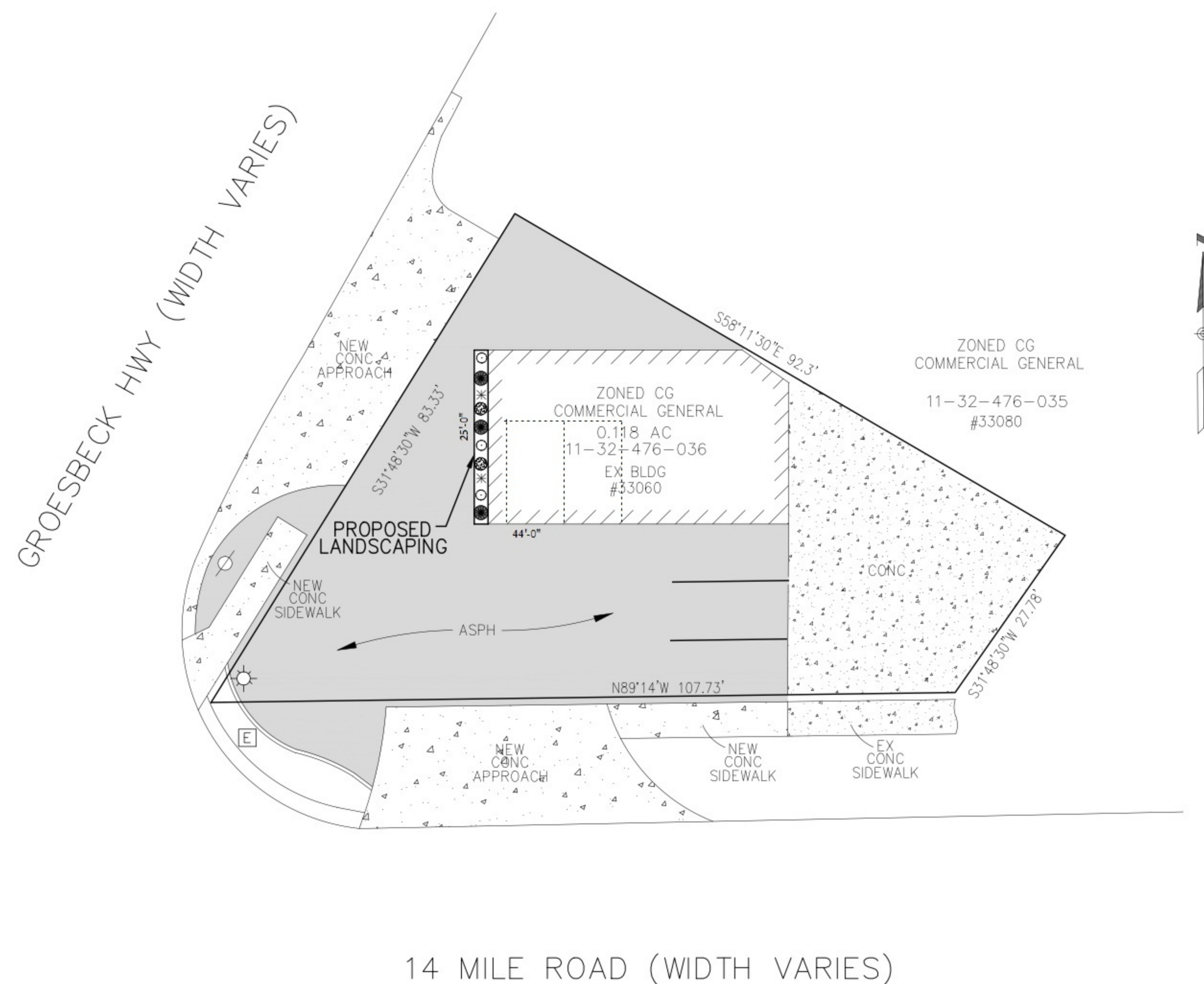
 _____
Signature of Legal Property Owner

Jeff Fiore
Please print/type name below signature

Jeff Fiore
Please print/type name below signature



LOCATION MAP
NOT TO SCALE



SITE DATA

PARCEL #: 08-22-400-038
EXISTING ZONING: CG - COMMERCIAL GENERAL
ADJACENT ZONINGS: CG (NORTH), CG (EAST)
PROPOSED USE: COMMERCIAL OFFICE SPACE
LOT SIZE: 5,058 SQUARE FEET
UTILITIES:
SANITARY: MUNICIPAL
WATER: MUNICIPAL
STORM: MUNICIPAL

PROPERTY DESCRIPTION

PIPERS FACTORY SITES (L.7,P.38); PART OF LOT 17 A SUBDIVISION OF A PART OF THE SE1/4 OF SEC32 T2N, R13E CLINTON TOWNSHIP, MACOMB COUNTY, MICHIGAN:

TH N31°48'30"E 83.33 FT

ALG E SIDELINE M 97, 120 FT WIDE; TH S58°11'30"E 92.30 FT;

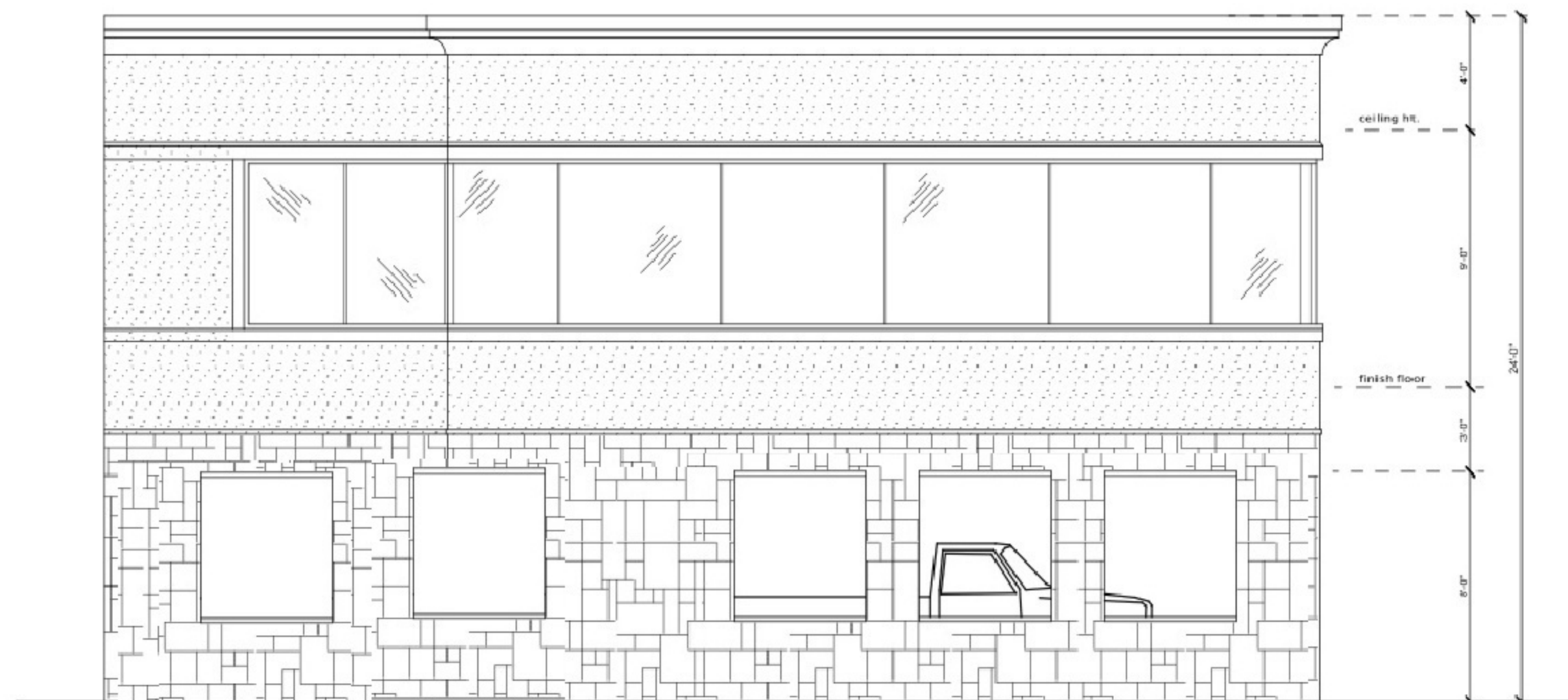
TH S31°48'30"W 27.78 FT; TH N89°14'W 107.73 FT

ALG LINE PARA & 27.0 FT N OF S LOT LINE TO POB; 0.118 AC.

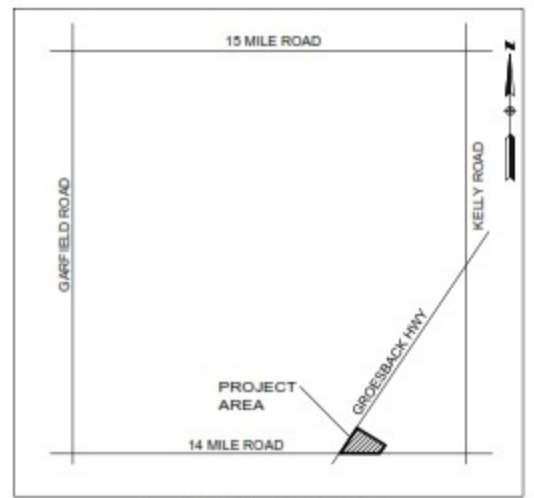
PRELIMINARY



14 MILE RD. ELEVATION



GROESBECK ELEVATION



LOCATION MAP
NOT TO SCALE

SITE DATA

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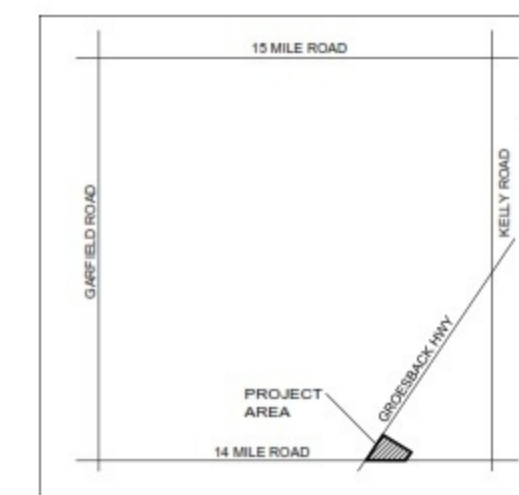
TH N31°48'30"E 83.33 FT

ALG E SIDELINE M 97, 120 FT WIDE; TH S58°11'30"E 92.30 FT;

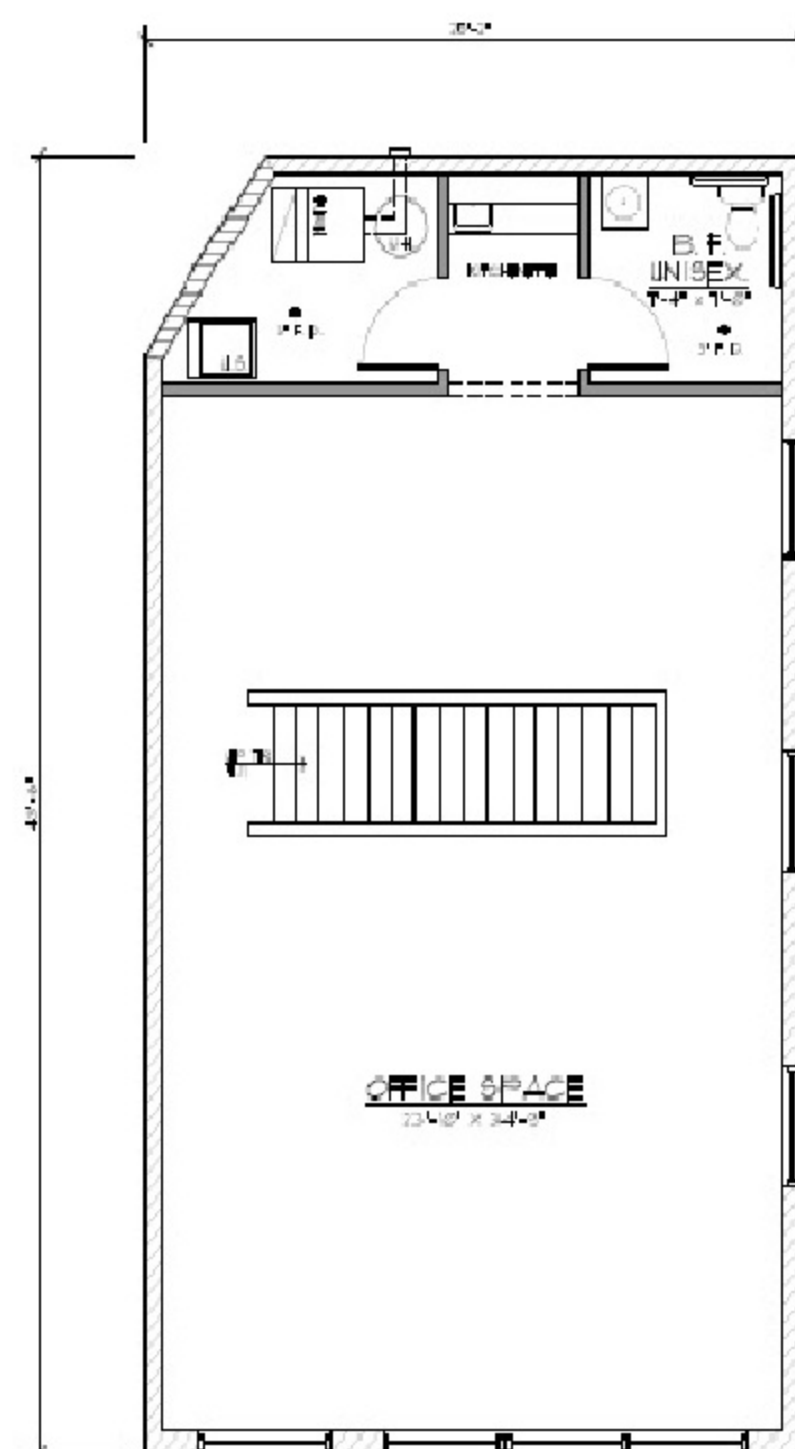
TH S31°48'30"W 27.78 FT; TH N89°14'W 107.73 FT

ALG LINE PARA & 27.0 FT N OF S LOT LINE TO POB; 0.118 AC.

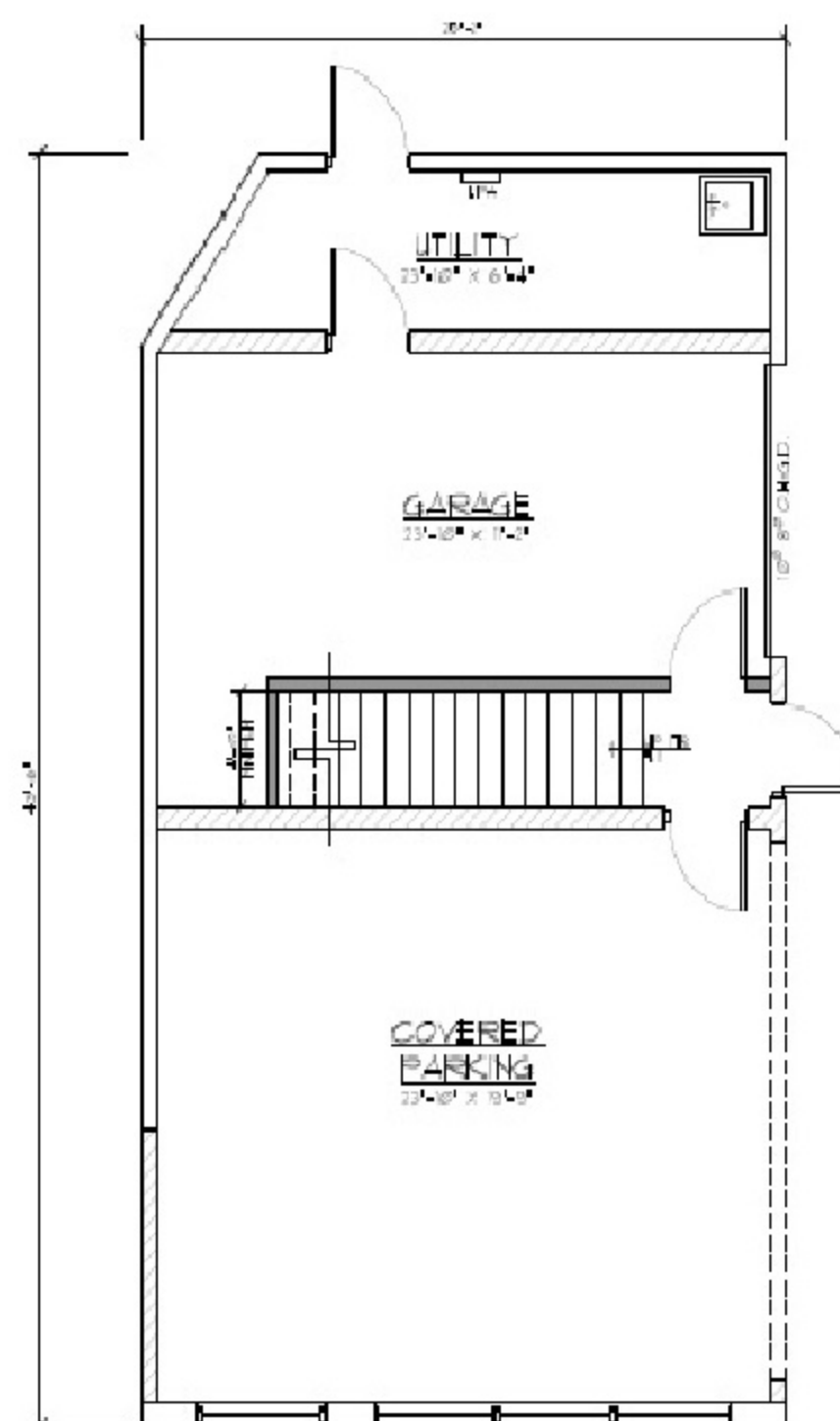
PRELIMINARY



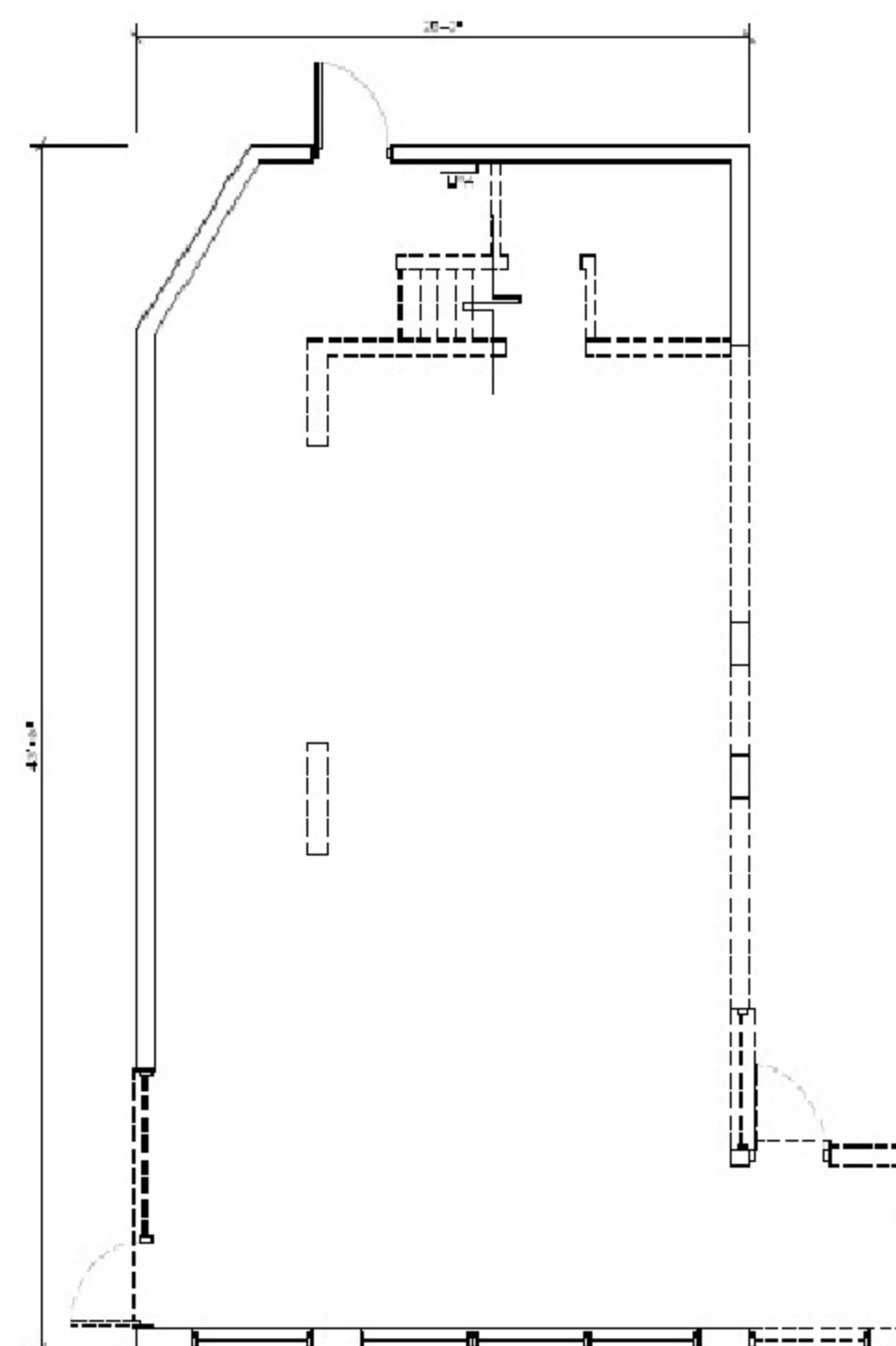
LOCATION MAP
NOT TO SCALE



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR	1
SECOND FLOOR	1
TOTAL	2

SITE DATA

PARCEL #: 08-22-400-038
EXISTING ZONING: CG - COMMERCIAL GENERAL
ADJACENT ZONINGS: CG (NORTH), CG (EAST)
PROPOSED USE: COMMERCIAL OFFICE SPACE
LOT SIZE: 5,058 SQUARE FEET
UTILITIES:
SANITARY: MUNICIPAL
WATER: MUNICIPAL
STORM: MUNICIPAL

PROPERTY DESCRIPTION

PIPERS FACTORY SITES (L.7,P.38); PART OF LOT 17 A
SUBDIVISION OF A PART OF THE SE1/4 OF SEC32 T2N,
R13E CLINTON TOWNSHIP, MACOMB COUNTY, MICHIGAN:

TH N31°48'30"E 83.33 FT

ALG E SIDELINE M 97, 120 FT WIDE; TH S58°11'30"E
92.30 FT;

TH S31°48'30"W 27.78 FT; TH N89°14'W 107.73 FT

ALG LINE PARA & 27.0 FT N OF S LOT LINE TO POB;
0.118 AC.

PRELIMINARY

Site Plan Review Summary

Site plan dated January 15, 2015

SP23-01

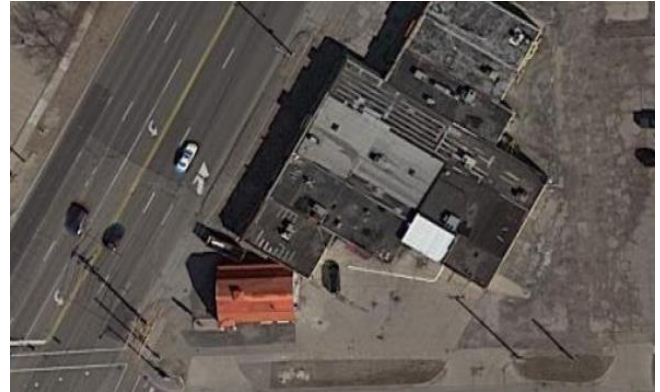
City of Fraser, Michigan



SITE ADDRESS / LOCATION 33060 Groesbeck Highway	APPROVING BODY Planning Commission	PUBLIC HEARING DATE n/a
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Andrew Littman – (248) 596.0920	APPLICANT / PROPERTY OWNER Jeff Fiore, Property Owner	

BRIEF SUMMARY OF REQUEST:

The applicant proposes converting an existing building formerly occupied by Dairy Queen into commercial office space. Other proposed site plan improvements include renovating the existing building's façade, installing new concrete sidewalks and concrete driveways, and landscaping the area directly adjacent to the west side of the existing building.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	CG – Commercial General; General Commercial	Other commercial sites zoned CG (Commercial General) and with General Commercial Future Land Use designation	Conversion of former Dairy Queen building to commercial office space	Total site area = 5,058 sq. ft. 83.3 ft. frontage on Groesbeck Highway; 107.7 ft. frontage on 14 Mile 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. Specifically, sit-down restaurants, retail, and warehouse and storage space are permitted by right,

Compatibility with Master Plan

The subject site is located within the Master Plan's General Commercial District which is designated for higher intensity commercial uses. In these areas, the majority of the structures are big box stores, shopping malls, restaurants, and retail centers. General Commercial areas are planned to provide a transition nor buffer from industrial areas to residential areas..

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
- ☒ ZONING ORDINANCE STANDARDS REVIEW
- ☐ SPECIAL LAND USE REVIEW

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

a. Zoning and Land Use (Section 32-134 (1))

The site, located at 33060 Groesbeck Highway, is zoned CG (Commercial General District). The applicant, Jeff Fiore, is proposing to convert an existing building that was formerly occupied by Dairy Queen into a two-story commercial office building.

The intent of the CG District is to: "...provide for or a wide diversity of business activities which are predominantly, but not necessarily, totally retail in character. In addition to retail uses, a number of other activities, usually requiring considerable land area and access to major or secondary thoroughfares, are permitted. Uses in this district normally must have good automobile accessibility, but should not cause congestion on adjacent thoroughfares

The proposed use is permitted in the CG district.

b. Dimensional Requirements (Section 32-134(3))

According to Section 32-135, the minimum lot size in the CG district is 12,000 sf. The required front yard setback is 110 ft., and a 70 ft. parking setback from the centerline of Groesbeck Highway. No side yard nor rear yard setbacks are required.

The proposed site plan indicates the lot size is 5,058 sq. ft., and the front yard setback appears to be less than 110 feet. However, the existing building is legally nonconforming, as it was built prior to the adoption of the City's current zoning ordinance.

Per Section 32-207, a nonconforming building may be continued so long as the structure is not enlarged or altered in a way which increases its nonconformity. Since the applicant only seeks to change the building's use and façade, rather than extend it closer to the road, it does not violate the Zoning Ordinance.

2. Off-Street Parking and Loading Requirements (Article VI Section 32-93 through 32-97)

a. Parking

The site plan identifies 5 parking spaces. Although this does not satisfy the requirements under Section 32-93 of the Zoning Ordinance, the applicant received a variance allowing it to have only three parking spaces. Therefore, the parking requirements are satisfied.

b. Ingress / Egress

The site is currently accessible via two 40 foot-wide curb cuts – one from 14 Mile Road and the other from Groesbeck Highway. The proposed site plan indicates that new concrete will be placed at both approaches. This complies with Section 32-94 of the Zoning Ordinance which requires the entrance and exit from a public thoroughfare to be a combined thirty feet in width.

c. Circulation On- and Off-Site

Site circulation is currently adequately provided for. No changes to the existing site circulation are proposed.

d. Loading / Unloading

The Ordinance does not require a loading/unloading space for this use.

3. Landscaping (Section 32-88)

The only landscaping the applicant is proposing is along the west side of the existing building. However, no landscaping plan has been provided.

Per Section 32-84, the applicant must provide the Planning Commission with a landscape plan. This plan must show that all landscaping consists of either approved natural materials or living plant materials. The plan must also show the names (common and botanical), location, spacing, starting size and planting staking

details of all plantings to be installed, and the location and types of all natural materials proposed to be included in the landscape treatment of the yard areas. The plant and grass materials must be of acceptable varieties and species. Landscaping should be protected from vehicular and pedestrian encroachment, and raised planting surfaces and the use of curbs are ways of achieving this objective. Prior to resubmitting their site plan, the applicant should review all landscaping requirements in Section 32-84.

Additionally, Section 32-88 requires frontage landscaping along any public right-of-way line of a street, road, or highway. One (1) tree must be planted for each thirty (30) linear feet of frontage, and must be located within the required front yard setback. The applicant's proposed site plan shows 83 feet of frontage along Groesbeck Highway and 108 feet of frontage along 14 Mile Road. Therefore, three (3) trees are required along Groesbeck Highway and four (4) trees are required along 14 Mile Road.

4. Signs (Section 32-85)

It does not appear that the applicant is currently proposing new signage. If the applicant wishes to incorporate new signage on the site, signage will be reviewed administratively upon the receipt of a building permit application.

5. Architecture and Building (Section 32-131)

According to Section 32-131(a) "the exterior of all buildings hereafter erected shall be constructed of aesthetically pleasing brick and/or stone building materials. Other durable, decorative building materials may be approved by the planning commission in instances where the character and style of the proposed structure warrants special consideration."

Elevations provided by the applicant show that the exterior is proposed to consist of cultured stone, spandrel glass windows, and an Exterior Fiberglass Insulation System (EIFS) façade. This proposed exterior renovation is reasonably attractive and represents an improvement to the appearance of the building and site.

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 CG so no screening is required.

7. Lighting (Section 32-86)

The applicant does not propose additional lighting on the site, and existing lighting will be used.

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

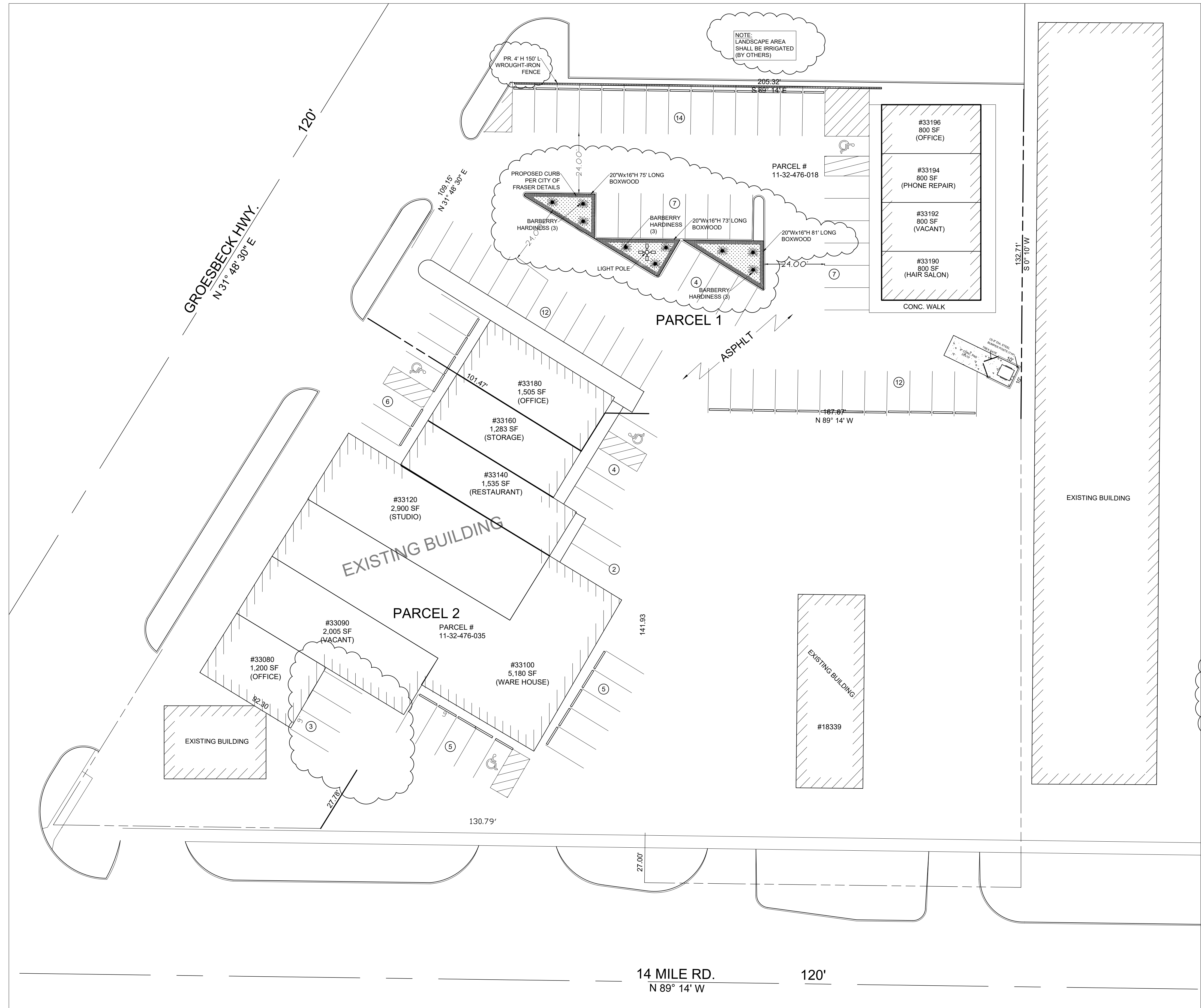
We recommend the application for site plan approval be approved subject to the applicant revising the plans to comply with the Ordinance's landscaping requirements.

Respectfully,

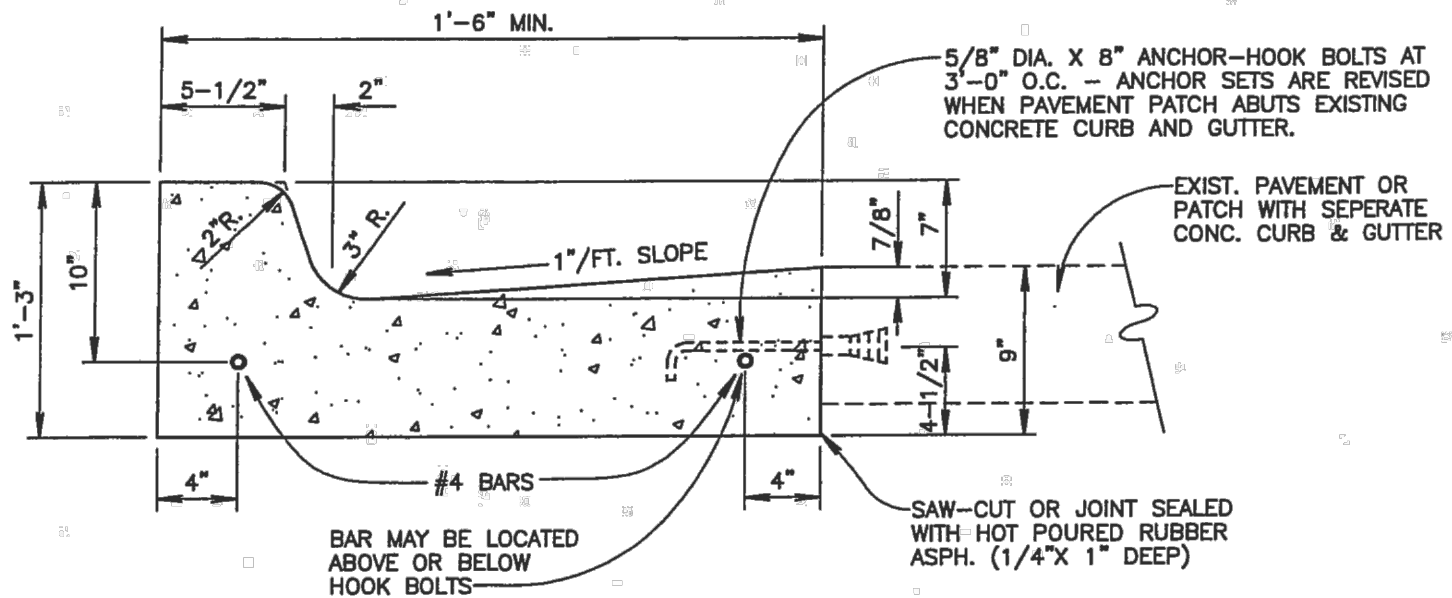


Andrew Littman
Senior Planner

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



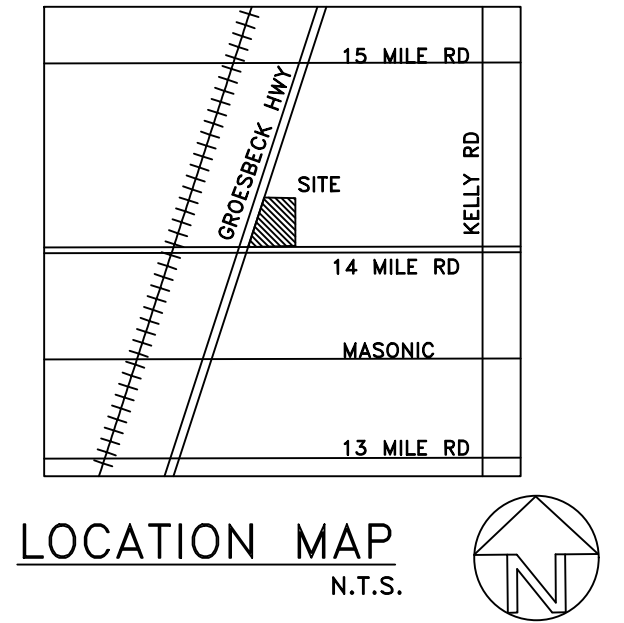
SITE PLAN
SCALE: 1"=20'



SITE INFORMATION:
ZONING: CG (COMMERCIAL GENERAL)
AREA:
PROPERTY:
PARCEL 1 (11-32-476-018)= ±31,200 SF
PARCEL 2 (11-32-476-035)= ±27,900 SF
TOTAL ±59,100 SF
= 1.36 AC
EX. BUILDINGS:3,200+15,426= ±18,626 SF

PARKING SPACES REQUIRED:
#33196=800/150=5.33 (OFFICE) ==> 5 SPACES
#33194=800/150=5.33 (PHONE REPAIR) ==> 5 SPACES
#33192=800/150=5.33 (VACANT) ==> 5 SPACES
#33190=2 CHAIRS (HAIR SALON) ==> 3 SPACES
#33180=1505/150=10 (OFFICE) ==> 10 SPACES
#33160=1283/150=8.55 (STORAGE) ==> 1 SPACE
#33140=1535/100=15.3 (RESTAURANT) ==> 15 SPACES
#33120=2900/200=14.5 (STUDIO) ==> 15 SPACES
#33100=5180/1500=3.4 (WARE HOUSE) ==> 4 SPACES
#33090=2005/200=10 (VACANT) ==> 10 SPACES
#33080=1200/150= 8 (VACANT) ==> 8 SPACES
TOTAL 81 SPACES

PARKING SPACES PROVIDED:
81 SPACES INCLUDING (4) HANDICAP



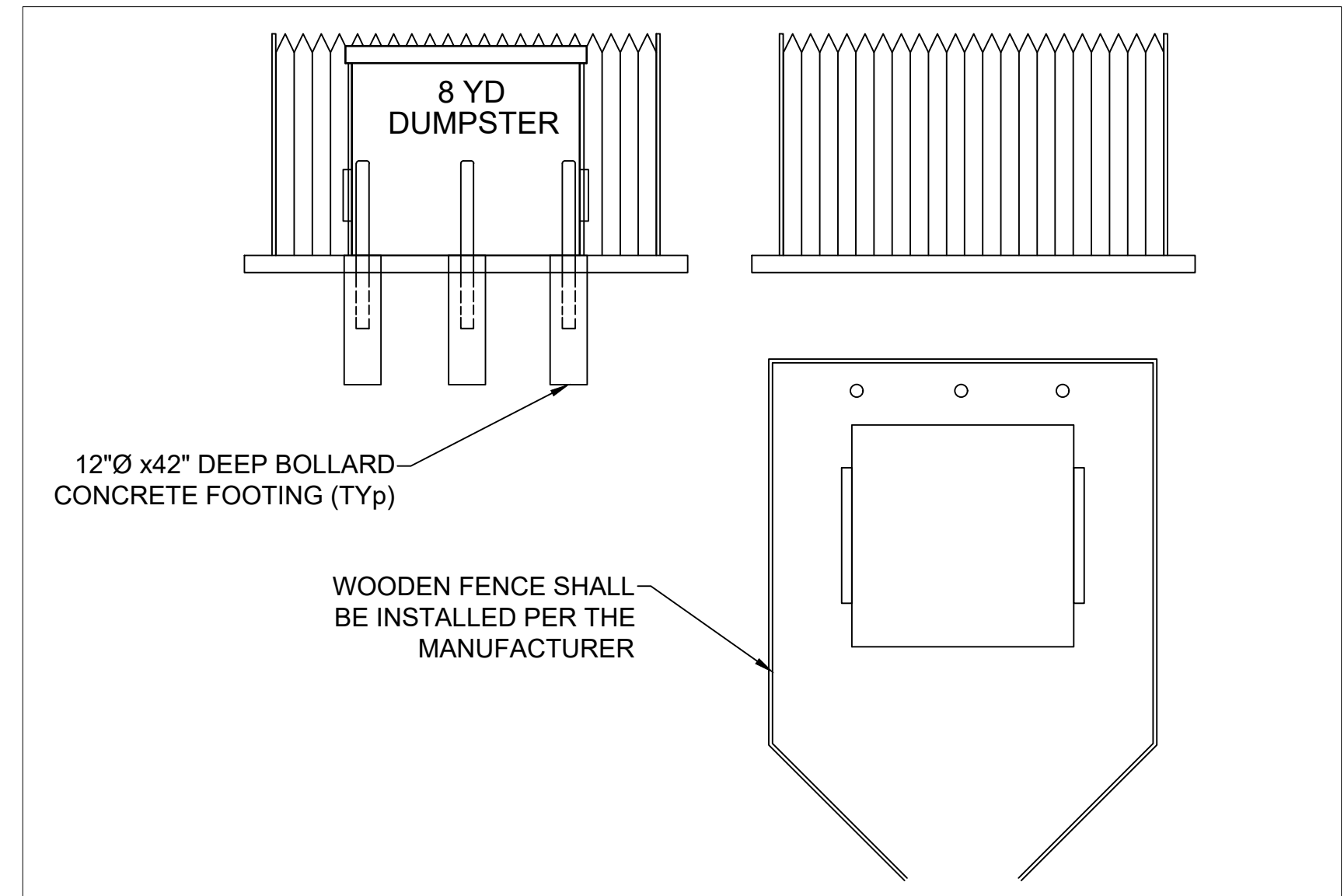
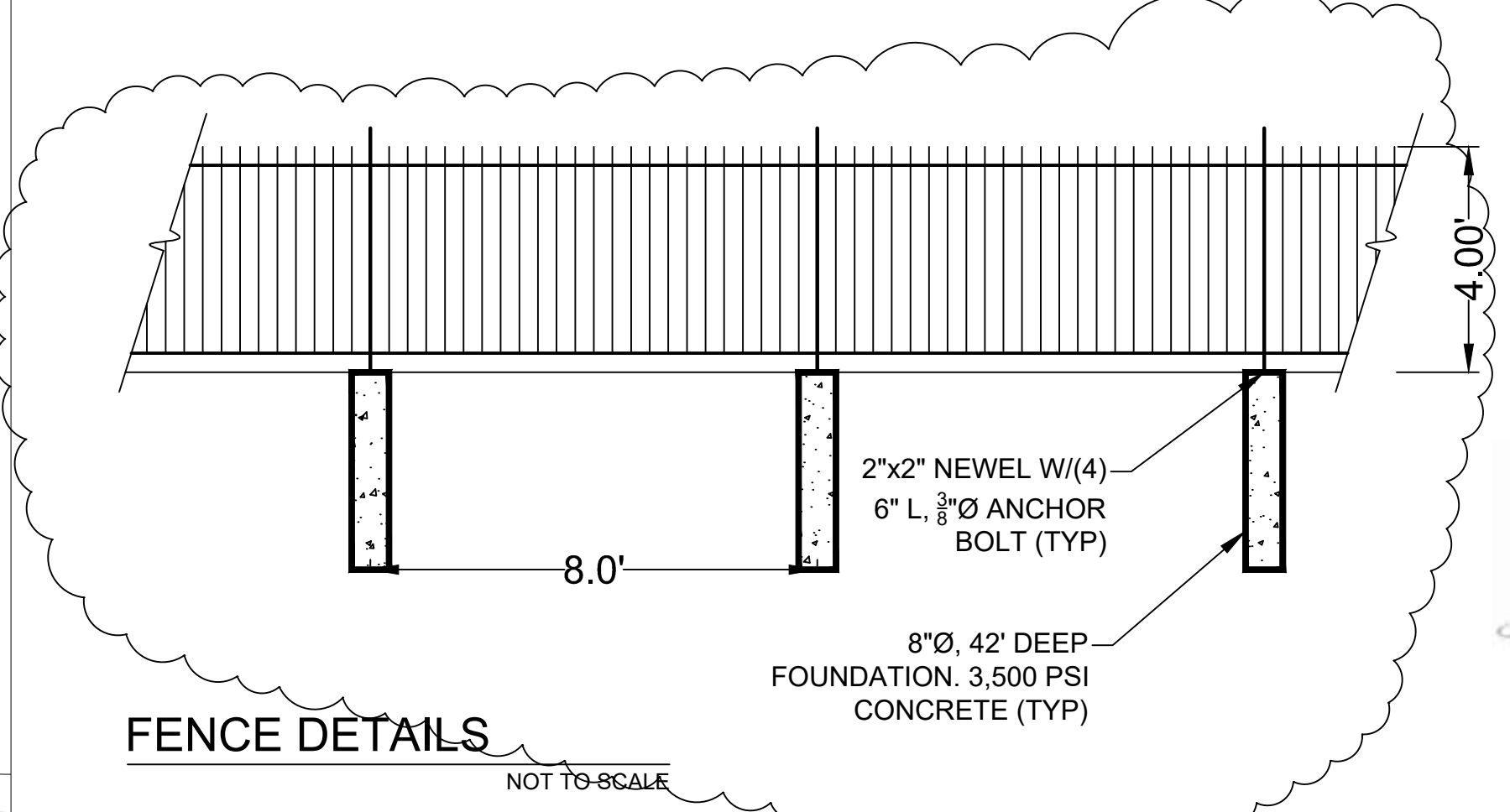
LEGAL DESCRIPTION:
PARCEL 1:
PIPER'S FACTORY SITES PART OF LOTS 16 AND 17DESC AS FOLL: COMM AT NE COR LOT 16; THS0°10'W 171.37 FT ALG E LINE LOT 16 TO PT OFBEG; TH S0°10'W 132.71 FT ALG E LINE LOT 16; THN89°14'W 167.67 FT; TH S33°13'30 W 18.07 FT; THN56°46'30 W 101.47 FT; TH N31°48'30 E 109.15 FTALG SELY SIDE GROESBECK HWY,OR,M 97, 120 FTWIDE; TH S89°14'E 205.32 FT TO PT OF BEG. CITYOF FRASER

PARCEL 2:
PIPER'S FACTORY SITES LOT 17; EXC PART LYINGN OF LINE DESC AS FOLL: COMM AT NW COR LOT16; TH S0°30'W 304.80 FT TO PT OF BEG; THN89°14'W 17.67 FT; TH S33°13'W 18.07 FT; THN56°46'30 W 101.47 FT TO SE LINE M 97 R/W TO PTOF ENDING; ALSO EXC PART OF LOT 17 DESC ASFOLL: COMM AT SW COR SD LOT; TH S89°14'E 94.97FT; TH N31°48'30 E 31.52 FT TO PT OF BEG; THN31°48'30 E 83.33 FT ALG E SIDELINE M 97, 120 FTWIDE; TH S58°11'30 E 92.30 FT; TH S31°48'30 W29.41 FT; TH N89°14'W 107.73 FT ALG LINE PARAAND 27.0 FT N OF S LOT LINE TO PT OF BEG; ALSOEXC THAT PART TAKEN FOR HWY. CITY OF FRASER

GOVERNING CODES:
1. 2015 MICHIGAN BUILDING CODE
2. 2015 MICHIGAN MECHANICAL CODE
3. 2015 MICHIGAN PLUMBING CODE
4. MICHIGAN ELECTRICAL CODE, 2014 NEC
5. ANSI A 117.1-2009 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED
6. MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA Standard 90.1-2007
7. INTERNATIONAL FIRE CODE 2012
8. CITY OF FRASER ZONING ORDINANCE.

APPROVED PLANS TO BE ON SITE AT ANY TIME

PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO ANY TYPE OF WORK



AiD
AID ENGINEERING
520 E. 12 MILE ROAD
MADISON HEIGHTS, MI 48071
PH: (248) 284-0089
FAX: (248) 390-3822
E-mail: Aidengineering@yahoo.com

OWNER'S NAME
Mr. KEVIN HANNA

33180 GROESBECK HWY.
FRASER, MI

REVISIONS:
3/6/2023
4/20/2023

STATE OF MICHIGAN
ADIL G. MOOSA
ENGINEER
No. 045202
EXPIRATION DATE 12/31/2025

SHEET TITLE
SITE PLAN

Project
Date
8/10/2022
Scale
AS NOTED
Sheet
SP-1

Site Plan Review Summary

Site plan dated August 10, 2022

SP22-03

City of Fraser, Michigan



SITE ADDRESS / LOCATION 33180 Groesbeck Highway	APPROVING BODY Planning Commission	PUBLIC HEARING DATE n/a
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Andrew Littman – (248) 596.0920	APPLICANT / PROPERTY OWNER Kevin Hanna, Property Owner	

SUMMARY OF REQUEST / PRIOR ACTION:

The applicant proposes modifying the façade of an existing multi-tenant building and adding a wrought iron fence on the north side of the property. The seven-tenant space is currently occupied by one restaurant, two offices, a storage facility, a phone repair store, a hair salon and one spaces that is vacant. The site is zoned CG, General Business District.

On April 5, 2023, the Planning Commission tabled SP22-03 and requested the applicant revise the site plan to show the correct size of the dumpster, make changes to the parking configuration and number spaces, and obtain and record cross-access agreements and shared parking agreements.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	CG – Commercial General; General Commercial	Other commercial sites zoned CG – Commercial General & IR – Industrial Restricted	Façade improvements and construction of screening wall	Total site area = 1.36 acres 370 ft. frontage on Groesbeck Highway

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. Specifically, sit-down restaurants, retail, and warehouse and storage space are permitted by right,

Compatibility with Master Plan

The subject site is located within the Master Plan's General Commercial District which is designated for higher intensity commercial uses. In these areas, the majority of the structures are big box stores, shopping malls, restaurants, and retail centers. General Commercial areas are planned to provide a transition nor buffer from industrial areas to residential areas..

This proposal is compatible with the future land use designation in the Master Plan.

PLANNER RECOMMENDATION

- ☐ APPROVE
- ☒ TABLE
- ☐ REVISE AND RESUBMIT
- ☐ DENY

ATTACHMENTS

- ☒ SUBMITTED PLANS
- ☐ APPLICATION
- ☐ PUBLIC HEARING NOTICE
- ☐ PROOF OF OWNERSHIP
- ☐ PUBLIC COMMENTS
- ☐ AGENCY COMMENTS
- ☒ ZONING ORDINANCE STANDARDS REVIEW
- ☐ SPECIAL LAND USE REVIEW

Review Against Zoning Standards



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

The applicant proposes modifying the façade of an existing multi-tenant building and adding a screen wall on the north side of the property. The seven-tenant space is currently home to one restaurant, two offices, a storage facility, a warehouse, and two spaces that are vacant. The site is zoned CG, General Business District.

The CG District is “*designed to provide for a wide diversity of business activities which are predominantly, but not necessarily, totally retail in character. In addition to retail uses, a number of other activities, usually requiring considerable land area and access to major or secondary thoroughfares, are permitted. Uses in this district normally must have good automobile accessibility, but should not cause congestion on adjacent thoroughfares*”.

2. Building Standards (Section 32-135(4) & 32-37)

Per Section 32-135(4) of the Ordinance, the maximum building height in the CG (Commercial General) district is 2 stories or 30 feet. Also, Section 32-37 states that the exterior of all buildings in this district must be constructed of aesthetically pleasing brick and/or stone materials. After the façade improvements, the height of the building will be 1 story and 20 feet. Also, the façade will consist of brick and stone. The proposed façade is appealing and would be a significant upgrade.

3. Signage (Section 32-85)

The plans show all the stores having three-dimensional signs along their sign band. Section 32-85(k) of the Ordinance states that “except for freestanding signs, all signs shall be displayed flat against the wall of the building or parallel to the wall of the building. Such signs shall not project beyond or overhang the wall or any permanent architectural feature by more than one (1) foot”. Therefore, the applicant should be sure that the proposed signage projects out from the building by no more than one foot.

4. Landscaping (Section 32-84, 32-141)

Section 32-141c of the City’s Zoning Ordinance 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’s site plan provides the required landscaping details – boxwoods and barberry shrubs on the north parcel’s parking islands. Therefore, this requirement is satisfied.

5. Ingress and Egress and Vehicular Circulation.

Section 32-94(15) states that “adequate ingress and egress to the parking lot by means of clearly limited and defined paved drives shall be provided for all vehicles.” This multiple-parcel site depends on adjacent properties for access and egress to some parking spaces. Therefore, cross-access agreements and shared parking agreements should be provided to the City and recorded.

Although the City’s attorney and planner have made several attempts to obtain the cross access and shared parking agreements, the applicant’s attorney has not provided them. Without these agreements we cannot recommend site plan approval

Parking (Section 32-92)

The applicant’s revised site plan shows a total of 81 parking spaces (4 of which are accessible) and the current use of the property. We note that some tenant spaces are currently vacant, though they are ‘built out’, and/or previously housed uses that may currently not meet Ordinance requirements (i.e., the ‘warehouse’ space)uses may be legally nonconforming to the Ordinance. As additional tenants are added, parking requirements will be vetted through the Certificate of Occupancy and Compliance process. The applicant’s description of current uses is detailed below, which results in an appropriate number of spaces.

Standard	Parking Required	Total Parking Required
Retail tenants: 1 per 150 sq. ft. gross floor area	4,305 sq. ft. / 150 = <u>29 spaces</u>	29 spaces
Office tenants: 1 per 150 sq. ft. gross floor area	2,305 sq. ft. / 150 = <u>15 spaces</u>	15 spaces
Hair Salon Three (3) spaces for the first two (2) chairs, plus one and one-half spaces for each additional chair; or one (1) space for each seventy-five (75) feet of floor area, whichever is less	2 Chairs = 3 spaces	3 spaces
Warehouse/Storage One (1) space for each one thousand five hundred (1,500) square feet of net floor area, plus one (1) space for each employee on the largest typical shift	6,463 sq. ft./1,500 sq. ft. = 4 spaces	4 spaces
Restaurant One (1) space for each one hundred (100) square feet of gross floor area	1,535 sq. ft./100 = 15 spaces	15 spaces
Studio One (1) space for each two hundred (200) square feet of floor space	2,900/200 = 15 spaces	15 Spaces
TOTAL PARKING	REQUIRED 81 PARKING SPACES	PROPOSED 81 PARKING SPACES

During the April 5th Planning Commission meeting, several commissioners expressed concern about the parking layout on the southernmost portion of the property. Specifically, they were concerned about the accessibility of the handicapped space adjacent to the 1,200 sf office space. In its most revised plan, this handicapped space has been moved consistent with the commissioners' request.

Additionally, the site plan presented to the Planning Commission at the April 5th hearing only showed 79 spaces. This has been remedied, and the revised plan shows the required 81 parking spaces.

6. Fences and Screening (Section 32-82, 32-44, Fraser Code of Ordinances Chapter 9 - Fences)

According to Section 32-82, screening is required when any use district directly abuts a different use district. In this case, screening is not required because the property is surrounded by properties also zoned CG.

Section 32-44 requires Planning Commission approval for the erection of a fence in a commercial district. The [Fence Ordinance](#) prohibits fences between the front building line and the front property line.

The applicant's initial site plan proposed a 6-foot-high masonry wall along the north edge of the property, in front of the front building line, separating the property from the adjacent lot. In October 2022, the Zoning Board of Appeals denied the applicant's variance request for the 6-foot-high masonry wall, but said they would allow a "decorative wrought-iron fence" of not more than 4 feet in height.

The applicant's revised site plan contains fence details and shows a 4-foot-high wrought iron fence at the property line. Therefore, the applicant is now in compliance.

7. Trash Enclosure

The proposed plan includes a dumpster located in the rear of the property, appropriately screened with an embossed concrete enclosure. The most revised site plan indicates that the dumpster is eight (8) yards long, which satisfies one of the Planning Commission's conditions for approval.

8. Reviewing Entities

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

RECOMMENDATION

Based on the above review, we recommend that the Planning Commission table the site plan application until the applicant provides the requested shared access agreements and shared parking agreements to ensure that all parking on the site is accessible.

Please feel free to reach out to us if you have any questions about this review.

Respectfully,

McKENNA



Andrew Littman
Senior Planner

Cc: City of Fraser:
Building Official,
City Attorney,
City Engineer
DPW Superintendent

Applicant: Kevin Hanna, Property Owner

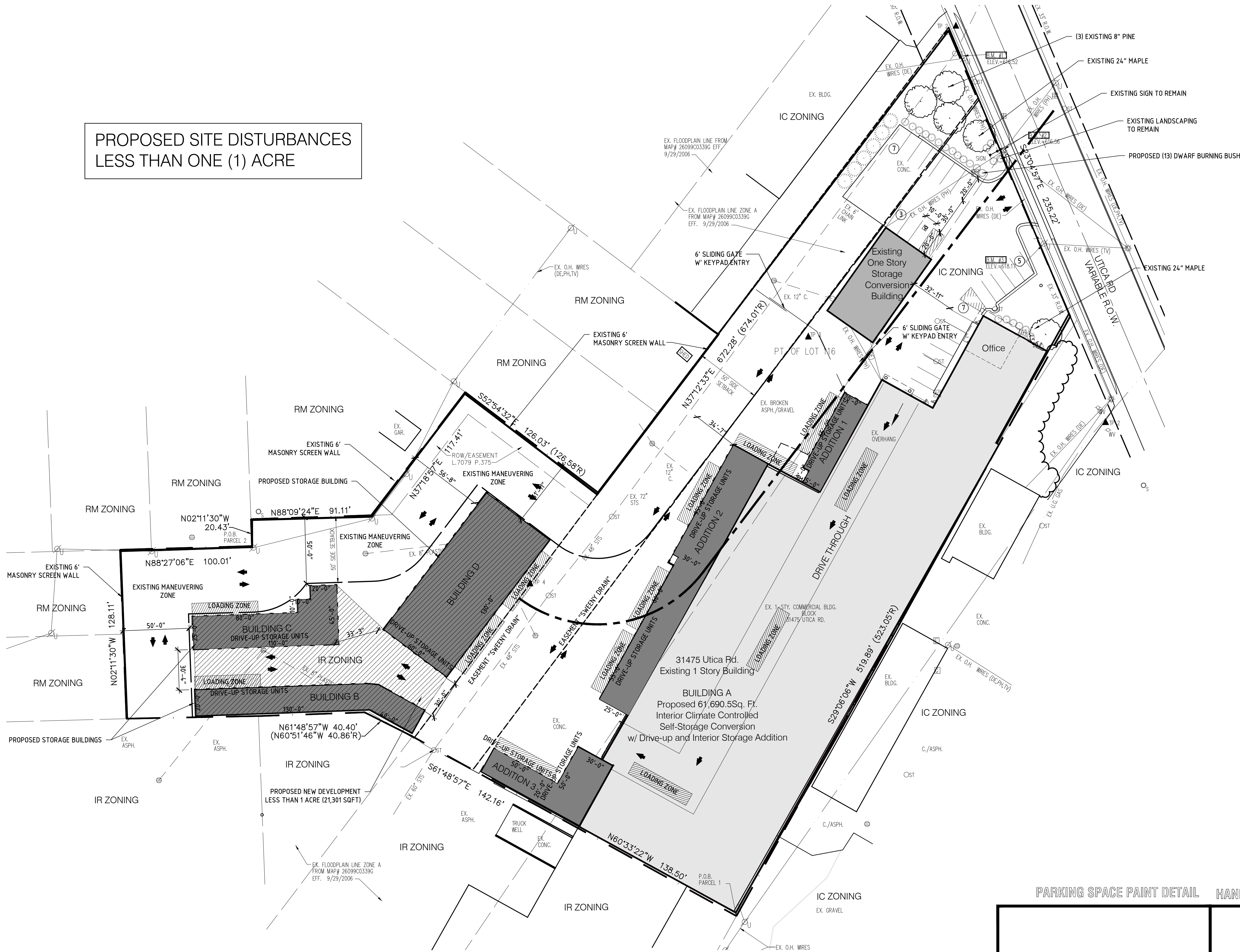
Meeting Date: _____
Application #: _____

☒ Site Plan ☐ Special Land Use

Joseph E. Binder
Executive Vice President

Please print/type name below signature

PROPOSED SITE DISTURBANCES
LESS THAN ONE (1) ACRE



1 Architectural Site Plan
SCALE: 1" = 40'

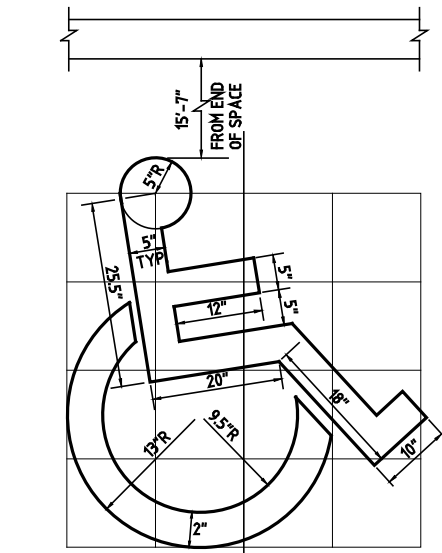
NOTES

- No Hazardous Materials Storage
- Lighting and photometric information provided on lighting plans.
- All signs to meet Code of Ordinances and be approved by Building Department.

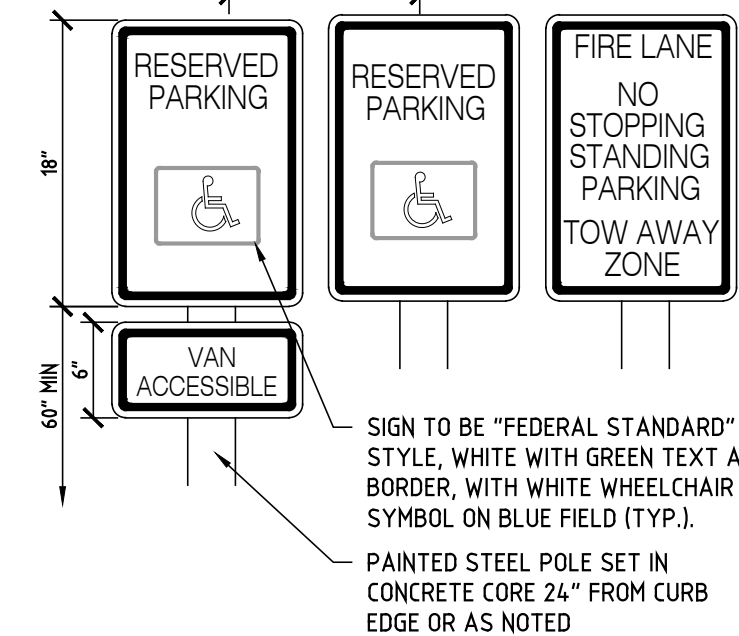
PARKING SUMMARY

Regulation	Required	Provided
Mini-Warehouse	2 / Caretaker + 1/ 50 GSF Office	2 + 20 (1,000 GSF / 50) = 22 Spaces Required 22 Spaces Provided

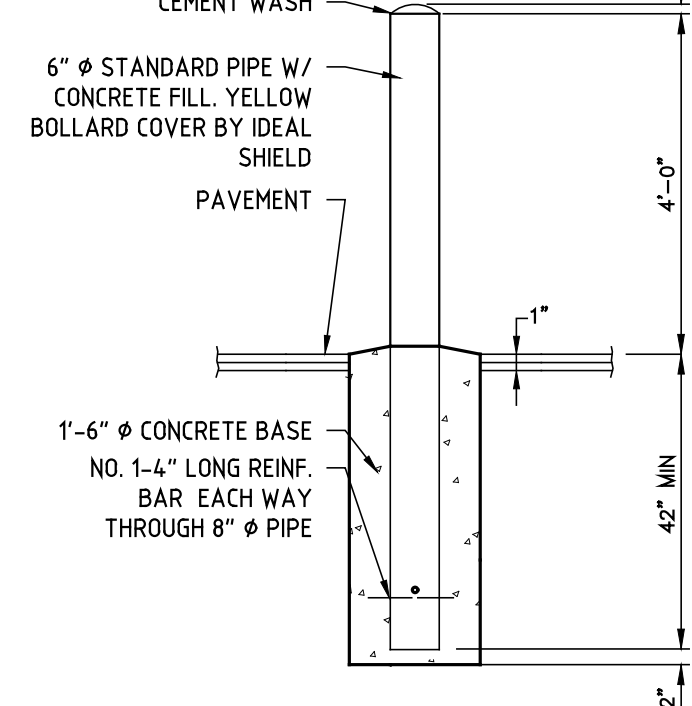
PARKING SPACE PAINT DETAIL



HANDICAP SIGN DETAIL



BOLLARD DETAIL



BUILDING DATA

	Building Area	Climate Controlled Storage Area	Drive-Up Storage Area	Total Storage Area
Existing Building	113,114 Sqft	61,565.75 Sqft	-	61,565.75 Sqft
Addition 1	1,450 Sqft	-	1,450 Sqft	1,450 Sqft
Addition 2	5,935 Sqft	-	5,935 Sqft	5,935 Sqft
Addition 3	3,125 Sqft	-	3,125 Sqft	3,125 Sqft
Building B	3,475 Sqft	-	3,475 Sqft	3,475 Sqft
Building C	3,250 Sqft	-	3,250 Sqft	3,250 Sqft
Building D	7,800 Sqft	-	7,800 Sqft	7,800 Sqft
TOTAL		61,565.75 Sqft	25,035 Sqft	86,600.75 Sqft

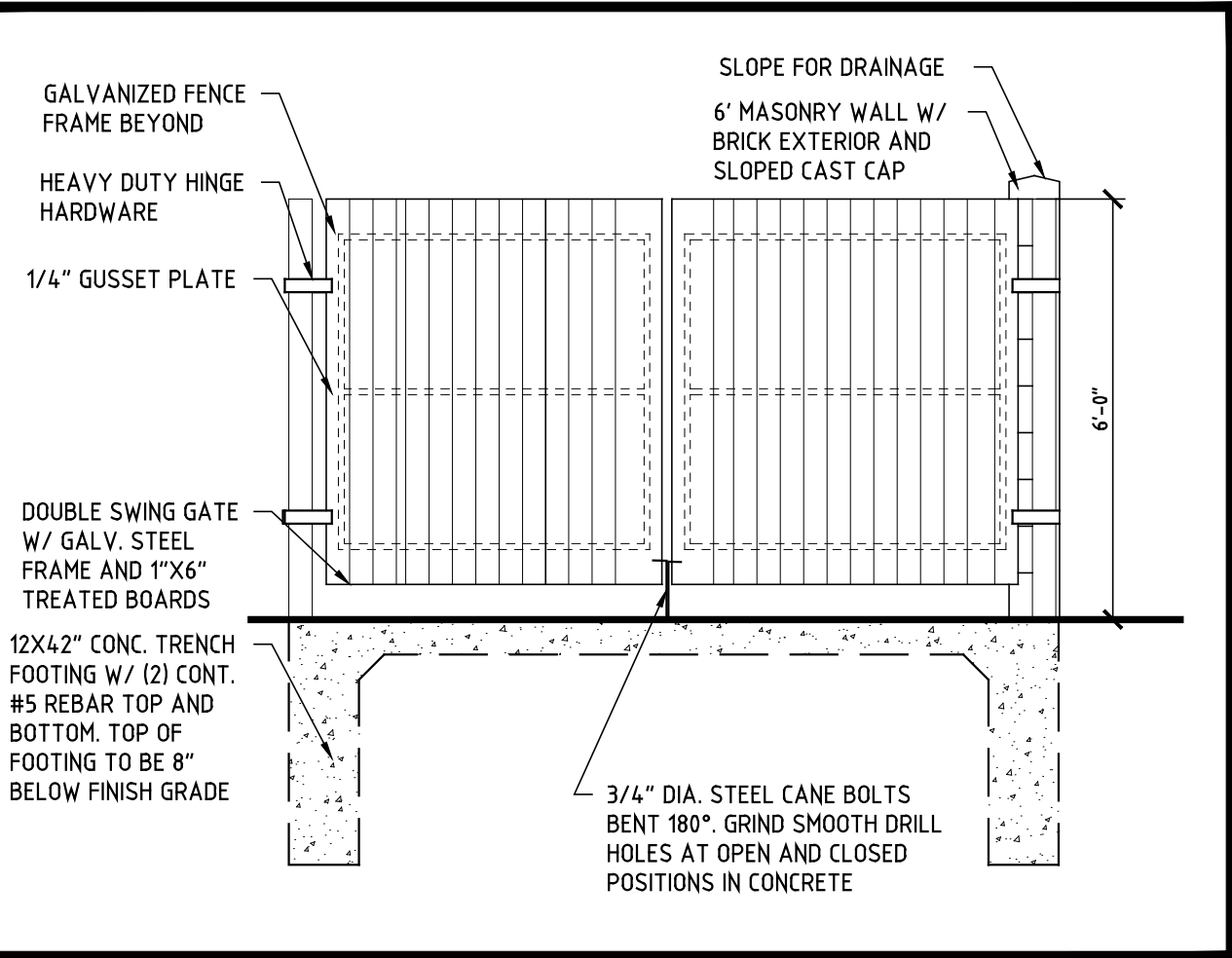
SITE DATA

Regulation	Information
Parcel I.D.	14-05-351-003 / 14-05-303-016
Address	31475 Utica Rd. Fraser, MI 48026
Zoning	IR / IC
Parcel Area	(191,664 Sq.Ft.) 4.40 Acres

ZONING SCHEDULE OF REGULATIONS

Regulation	Provided per IC / IR
Setbacks	Front: 110' From Utica Rd CL. Side- IC - 20' Min / 100' Abutting Residential IR- 0 Min / 50' Abutting Residential Rear- IC- 20' Min 100' Abutting Residential IR- 0' Min / 50' Abutting Residential
Building Height	35'
Coverage	n/a
Openspace	n/a

DUMPSTER ENCLOSURE DETAIL



EST 1998
DESIGNHAUS
ARCHITECTURE

3300 AUBURN RD, SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

Devon Storage - Fraser, MI

Site and Landscape
Plan

22125

AS100

Site Plan Review Summary

Site plan dated May 24, 2023

SP22-08

City of Fraser, Michigan



SITE ADDRESS / LOCATION 31475 Utica Road	APPROVING BODY Planning Commission	PUBLIC HEARING DATE n/a
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Andrew Littman – (248) 596.0920	APPLICANT / PROPERTY OWNER Devon Self Storage Holdings LLC	

BRIEF SUMMARY OF REQUEST:

The applicant, Devon Self Storage Holdings, proposes to convert an existing building into one featuring 61,690 sq. ft. of climate-controlled storage space. Additionally, it proposes to add 3 drive-up storage units (which total 10,510 sq. ft.) onto the existing building and construct 3 free-standing drive-up storage units totaling 14,525 sq. ft.

Part of the 4.4-acre site is zoned IC (Industrial Controlled), while the remaining part is zoned IR, (Industrial Restricted).



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	IR – Industrial Restricted & IC – Industrial Controlled; General Industrial	Neighboring properties zoned IR – Industrial Restricted, IC – Industrial Constructed, and RM – One Family Residential	Additions to existing building and construction of three free-standing storage units	Total site area = 4.4 acres 235 ft. frontage on Utica Road

Compatibility with Zoning Ordinance

The IR District is designed 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 IC District is established primarily for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations whose external physical effects will be felt to some degree by surrounding properties. The district is structured to permit, in addition to IR industrial restricted uses, the manufacturing, processing, and compounding of semi-finished or finished products from raw materials.

Compatibility with Master Plan

The subject site is located within the Master Plan's General industrial District which is designated for medium to high intensity Industrial uses, as well as large corporate campuses.

This proposal is compatible with the future land use designation in the Master Plan.

PLANNER RECOMMENDATION

Approved with conditions

ATTACHMENTS

- | | |
|---|---|
| ☒ SUBMITTED PLANS | ☐ PUBLIC COMMENTS |
| ☐ APPLICATION | ☐ AGENCY COMMENTS |
| ☐ PUBLIC HEARING NOTICE | ☒ ZONING ORDINANCE STANDARDS REVIEW |
| ☐ PROOF OF OWNERSHIP | ☐ SPECIAL LAND USE REVIEW |

Review Against Zoning Standards



1. IC, Industrial Controlled District (Section 32-144) & IR, Industrial Restricted (Section 32-143)

a. Zoning and Land Use

The applicant, Devon Self Storage Holdings, proposes to convert an existing building into one featuring 61,690 sq. ft. of climate-controlled storage space. Additionally, it proposes to add 3 drive-up storage units (which total 10,510 sq. ft.) onto the existing building and construct 3 free-standing drive-up storage units totaling 14,525 sq. ft.

Part of the 4.4-acre site is zoned IC (Industrial Controlled District), while the remaining part is zoned IR, Industrial Restricted. The IC District is established: *"...primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations whose external physical effects will be felt to some degree by surrounding districts. The district is so structured as to permit, in addition to IR industrial restricted uses, the manufacturing, processing and compounding of semi-finished or finished products from raw materials."*

On the other hand, the IR District is established: *"...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."* As such, storage is a permitted use in both zoning districts.

b. Dimensional Requirements (Section 32-143 (3) & Section 32-144 (3))

The dimensional requirements for the IC and IR Districts are shown in the table below:

Requirement Type	IC District Requirements	IR District Requirements	Subject Site	Requirements Met
Minimum Lot Size	20,000 sq. ft.	20,000 sq. ft.	4.4 Acres / 191,664 sq. ft.	Yes
Minimum Lot Width	100 ft.	80 ft.	235 ft.	Yes
Front Yard Setback	110 ft.	100 ft.	110 ft.	Yes
Side Yard Setback	20 ft.*	20 ft.**^	Varies	Yes ⁺
Rear Yard Setback	20 ft.	20 ft.	Varies	Yes
Distance Between Buildings	40 ft.	None	At least 40 ft. between all buildings	Yes

*If exterior yard borders a residential district, the side yard setback is 100 feet.

**If exterior yard borders a residential district, the side yard setback is 50 feet.

^No side yard is required along one interior side lot line, except as otherwise specified in the Building Code and provided, further, that no side yard of less than five (5) feet in width shall be left between the lot line and building.

⁺ZBA granted 40 foot, 11 inch side yard setback variance for Addition #2

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

a. Parking

Under the City's Zoning Ordinance, the minimum number of off-street parking spaces required for self-storage units equals 2 spaces for the caretaker's unit plus 1 space per 50 square feet of floor area used for office purposes.

Since the proposed development features 1,000 sq. ft. of office space, a total of 22 spaces are required (2 + 1,000/50). The applicant's plan provides 25 parking spaces, and therefore is in compliance.

Standard	Required	Provided
2 spaces for the caretaker's unit, plus one (1) space per fifty (50) sq. ft. of floor area used for office purposes	22 Spaces	22 Spaces

b. Ingress / Egress

Section 32-94(15) states that "adequate ingress and egress to the parking lot by means of clearly limited and defined paved drives shall be provided for all vehicles. All parking areas shall be provided with an entrance and exit from the abutting public thoroughfare. Such entrance and exit may be combined as one, which shall be thirty (30) feet in width." The proposed plan shows one existing drive off of Utica Road that serves as the only ingress and egress point for the site. It is paved and measures roughly 40 feet in width. Thus, this zoning requirement is satisfied.

c. Loading/Unloading

Section 32-97 of the Zoning Ordinance requires at least one loading/unloading space for each building that has over 1,400 sq. ft. in gross floor area. The applicant's most revised site plan shows at least one ten (10) foot by fifty (50) foot loading/unloading space for each building or new building addition. This requirement is met.

3. Landscaping (Section 32-84, 32-141)

Section 32-141c of the City's Zoning Ordinance 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 keep the existing landscaping along Utica Road and to add thirteen dwarf burning bushes between Utica Road and the property's northernmost parking lot. We believe this will create an attractive frontage. No other changes to the existing site landscaping are proposed.

4. Signs (Section 32-85)

New signage is not included as part of this proposal.

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 exterior of all of the proposed buildings are planned to consist primarily of vertical metal panels. Although this does not comply with the Ordinance, cladding all the buildings in brick or stone may be cost prohibitive. As a compromise, we suggest requiring the applicant to use brick and/or stone on all building facades that are visible from Utica Road.

6. Screening (32-82)

The zoning ordinance states that screening is required "between any use district that abuts any other use district". An existing six-foot masonry wall separates the site from the abutting residential properties to the immediate north and west. Therefore, this requirement is met.

7. Lighting (Section 32-86)

The Code's lighting standards require that all outdoor lighting must be arranged to reflect light away from adjacent residential districts or adjacent residences. Moreover, all lighting in nonresidential districts used for the external illumination of buildings must be placed and shielded so as not to interfere with the vision of people on adjacent highways or adjacent property.

The applicant has provided photometric plans that show it is in compliance with the above standards. We do not anticipate any issues with the proposed lighting.

8. Performance Standards for Industrial Property (Sec. 32-144)

Section 32-144 (5) of the Fraser Zoning Ordinance specifies performance standards for industrial property with respect to sound levels, odors and gases, glare and heat, lighting, and other factors, and also obligates the owner of the property to attest to the compliance of the proposed use with the performance standards. From the applicant's description of the use, we have no reason to believe these standards cannot be met.

9. 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.

CONCLUSION

We recommend the Planning Commission approve the site plan with the following two conditions:

- 1) All building facades visible from Utica Road be constructed of brick and/or stone materials
- 2) The applicant satisfies the performance standards for industrial property under Section 32-144 of the Ordinance.

Please feel free to reach out to me if you have any questions about this review.

Respectfully,

McKENNA

A handwritten signature in black ink that reads "Andrew Littman". The signature is fluid and cursive.

Andrew Littman
Senior Planner

Cc: City of Fraser:
Building Official,
City Attorney,
City Engineer
DPW Superintendent

Applicant:
Patrick Roussey, Devon Self Storage Holdings LLC



Monthly Planning & Zoning Report

for May 2023

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

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

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

PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
#SP21-08 34400 Utica Hockeyland Outlot	Site plan approval with conditions granted on August 4, 2021.	Site plan approval extended for 12 months, August 2, 2023, subject to site plan amendment approval. Approved to apply for foundation permits. Revised site plan approved at September PC meeting. CofO contingent on satisfaction of all PC conditions of approval. Lot split application approved in October 2022. Approved to move forward with the process without finalized parking agreement. Still awaiting parking agreement. Construction underway.
#SP22-01 / SLU22-01 34360 Utica Shooter's Bar & Grill	Special Land Use and Site Plan application to install an outdoor patio at 33460 Utica (Shooter's).	Patio construction begun without permit and contrary to approved site plan – stop work order issues. Pending fulfillment of site plan approval conditions. Applied for a larger than approved patio building permit – denied. Still awaiting for conditions to be met before applicant can move forward with construction.
#SP22-03 33180 Groesbeck Retail	Site plan application to renovate the façade and improve the site of the 33180 Groesbeck Retail Center	Variance for non-site obscuring, ornamental four-foot fence forward of the front building line approved at November ZBA meeting. Pending revised site plan submission and City receipt of cross-access agreements.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
#SP22-04 <i>Fairway Packing</i>	Site plan application to build a new 31,000 SF industrial building on 15 Mile for potential tenant Fairway Packing.	Approved at October PC meeting. Building permit application applied for.
SP22-08 <i>31475 Utica Road Devon Storage</i>	Site plan application to convert existing building into climate-controlled storage space with 7 smaller drive-up storage spaces.	Site plan was tabled at the February 2023 PC meeting for applicant to receive variances from ZBA for setback of building requirements.
SP23-01 <i>33060 Groesbeck Hwy (Vacant DQ property)</i>	Site plan application submission to convert vacant DQ building to a Commercial Office Space.	Site plan to be seen at June Planning Commission meeting. ZBA granted approval of three parking spaces April 2, 2015. Site plan approval was granted Jun 1, 2015 by PC. Site plan approval expired because construction was never started.
ZBA22-01 <i>Like Nu Carpet Cleaning</i>	Variance request at 34155 Kelly Road to place a ground sign closer to the road centerline than allowed, and to place an additional (wall) sign on the building. Two variances were granted on March 3, 2022.	Sign permit process initiated by applicant, awaiting revised drawings for compliance with Ordinance and variance granted. Applied for wall sign permit approved at ZBA. Ground sign still not applied for.
ZBA22-04 <i>33180 Groesbeck Retail</i>	Variance request to erect a structure meeting the definition of a fence between the front building line and the property line.	Variance granted at the November ZBA meeting, pending PC approval of the fence design.
ZBA22-05 <i>16841 E 14 Mile Road Smokey Joe's</i>	Variance request to erect an additional wall sign and keep existing 59.5 square foot wall sign.	Variance request was postponed giving the applicant the opportunity to revise plans and come back to the May 18, 2023 ZBA meeting. Variance denied at May 18, 2023 ZBA meeting.
ZBA23-01 <i>31475 Utica Road Devon Storage</i>	Variance request for relief of side yard setback requirement from an adjacent residential district.	Variance granted with conditions at May 18, 2023 ZBA meeting. Planning Commission to grant final approval.
ZBA 23-02 <i>34835 Utica Road Meijer</i>	Variance request for 2 (two) additional wall signs at Meijer and 1 (one) additional wall sign at Meijer Gas station.	Variance request to be seen at a ZBA special meeting, June 20, 2023.



LOOKING FORWARD

- Draft Sign Ordinance underway. Will be coming to Planning Commission July or August and a joint ZBA/PC meeting after attorney review to be scheduled.

CONTACT US

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

- Andrew Littman (alittman@mcka.com)
- Alicia Warren (awarren@mcka.com)