



City of Fraser

Building & Code Enforcement Department

AGENDA
CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ~ PHONE: 586-293-3100
WEDNESDAY, AUGUST 3, 2022 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: June 1st, 2022**
6. **New Business**
 - A. **Public Hearings:**
 - i. **SLU 22-01: 34360 Utica Road Shooter's Proposed Outdoor Patio**
 - B. **Site Plan and Other Reviews:**
 - i. **SPR 22-01: 34360 Utica Road Shooter's Proposed Outdoor Patio**
 - ii. **SPR 22-02: 34500 – 34650 Klein Parking Lot Modification**
 - iii. **SP21-08: 34400 Utica Road Outlot Development - Request for Site Plan Approval Extension**
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**

5.

Approval of Minutes: June 1, 2022



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

DRAFT PLANNING COMMISSION MINUTES CITY OF FRASER 33000 GARFIELD, FRASER, MI 48026 JUNE 1, 2022 7:00 P.M.

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, June 1, 2022 at 7:00 P.M. The meeting was held in City Council Chambers, 33000 Garfield Road, Fraser, MI 48026.

1. CALL MEETING TO ORDER

Chairman Warunek called the meeting to order at 7:00 p.m.

Chairman Warunek led the Pledge of Allegiance.

2. ROLL CALL

PRESENT: Chairman Warunek Members: Barr, Czarnecki, Farina, Keil, Meyer and Perry

ABSENT: None

OTHERS: City Planner Paul Urbiel, City Planner Alicia Warren, City Attorney Haley Tomich, City Clerk Cindi Greenia

3. APPROVAL OF AGENDA – REGULAR MEETING JUNE 1, 2022

Commissioner Czarnecki noted that the year of the minutes to be approved as listed on the agenda should have been 2022 not 2021.

Motion by Czarnecki supported by Keil to approve the agenda as amended noting the year of the minutes to be approved should be 2022 not 2021 as indicated.

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

NAYS: None

Motion Carried

**DRAFT FRASER PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, JUNE 1, 2022 - 7:00 P.M.**

4. CHAIRPERSON'S OPENING REMARKS

Chairperson Warunek made the following 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.

5. APPROVAL OF MINUTES – REGULAR MEETING MARCH 2, 2022

Commissioner Czarnecki indicated she had amendments to make to the DRAFT minutes from the March 2, 2022 Planning Commission meeting.

Motion by Farina supported by Keil to approve the minutes of the March 2, 2022 City of Fraser Planning Commission Meeting as amended.

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

NAYS: None

Motion Carried

6. NEW BUSINESS

A. Public Hearings: None

B. Site Plan and Other Reviews: None

C. Training and Refresh Presentation: Planning Commission Roles and Decision Making Scope

City Planner Paul Urbiel reviewed a presentation with the Planning Commission regarding the basic duties as to the Roles and Decision Making Scope of the Planning Commission. He indicated that he understood this was fairly basic information but in light of having one new commission member he felt it was a good idea to go over this again.

He reviewed the laws that govern the responsibilities of the Planning Commission. He compared their roles to that of the City Council as well as the Zoning Board of Appeals.

He then covered that the two main tools for the Planning Commission were the Master Plan – looking toward the future and what will be – a guide - and the Zoning Ordinance – looking at what is – the law.

He then explained the various procedures that the Planning Commission was a part of and the process for completing those – inclusive of reviews by various City Departments as well as what required public hearings and what needed final approval by City Council.

He reviewed Planned Unit Developments and Non-Conformities and how the law viewed each of those. Commissioner Farina brought up the sign ordinance at this time and asked about possible changes to it.

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Finally he spoke regarding public hearings and dealing with resident input and reminded them that everyone should get fair and impartial treatment.

When Mr. Urbiel had completed his presentation Chairman Warunek stated that while he knew this was very basic information, after speaking to Mr. Urbiel they agreed that it was good to refresh everyone on this type of information. He said he felt it was a good idea to meet for this type of training – it was good for the members of the Planning Commission. Mr. Urbiel then noted that he welcomed input from all Planning Commission members as to what types of training they would find valuable and useful. If they had some thoughts on this to please contact him and they would work on a presentation on that subject.

Commissioner Farina referred to a meeting a few years back where both the Planning Commission and Zoning Board of Appeals were in a joint meeting for training. It might be a good idea to do something of this nature again. It was very helpful.

Discussion was had on why there was a lack of new business coming before the Commission. Mr. Urbiel stated there were six to 10 things going on right now but none seemed to be at a point where they were coming to the Commission at this time.

At this time Chairman Warunek indicated that he was very pleased to get the Planning and Zoning update that Mr. Urbiel had provided them – the Commissioners were getting questions and now had information to share with the residents. Mr. Urbiel noted this would be a part of all future packets and did not require any formal action from the Commission.

Commissioner Farina asked about the status of Hockeyland. Mr. Urbiel updated the Commission on this – the City is still waiting on information on the parking arrangements. Mr. Farina also asked regarding the property at 13 Mile and Groesbeck. Mr. Urbiel indicated that the site plan had expired and the building was for sale at this time.

D. Staff Update on 2022 Parks and Recreation Master Plan

Mr. Urbiel reviewed that the kick-off meeting for the Parks and Recreation Master Plan had taken place. The focus seemed as though it was going to be on the Parks and Recreation facilities. He shared with the Commission that he had a brief survey he would be asking them to take on this matter. He also welcomed comments.

Chairman Warunek asked about the proposed dog park, Commissioner Meyer asked about the Charles Reindel Park. Mr. Urbiel assured all Commission members that he would be going out to get photos of all the parks for the plan.

E. Correspondence: Roseville Master Plan Adoption

Mr. Urbiel noted the letter from the City of Roseville stating they had adopted a new Master Plan. No action was required.

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7. UNFINISHED BUSINESS

None at this time.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

None at this time.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina stated that they had not met in a couple of months. Discussion was had on this. Did the City have someone checking into possible issues that may arise? Mr. Urbiel assured them that the City Code Enforcement Officer was very busy.

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

Commissioner Barr said she was very happy to see and hear the activity outside.

Commissioner Czarnecki had nothing at this time.

Commissioner Farina wished everybody health and happiness and added he wished everyone a great summer.

Commissioner Keil had nothing at this time.

Commission Meyer was welcomed by Chairman Warunek. She noted that her comments were going to be regarding Hockeyland, 13 Mile and Groesbeck property and Reindel Park. They had all been addressed.

Commissioner Perry had nothing at this time.

At this time Commissioner Farina asked about Taco Bell. They wanted Mr. Urbiel to check into the situation with the plants that were required to help shield the headlights.

Chairman Warunek stated that was going to be his comment – about Taco Bell.

City Clerk Greenia said it was very nice to see everyone again.

City Planner Urbiel had nothing at this time.

City Planner Warren said she was glad to be here and see everyone.

City Attorney Tomich reintroduced herself and said we would probably be seeing more of her.

**DRAFT FRASER PLANNING COMMISSION MEETING MINUTES
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11. ADJOURNMENT

Motion by Farina supported by Keil to adjourn the meeting at 8:03 p.m.

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

NAYS:

Carried

Motion

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser

6A. SLU 22-01 / SPR 22-01: 34360 Utica Road

Shooter's Proposed Outdoor Patio

Contents:

1. Staff Memo
2. Site Plan Application Materials



July 26, 2022

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

Subject: #SLU 22-01: Shooter's Proposed Outdoor Patio, Special Land Use Review #1
34360 Utica Road
Site Plan Drawings Dated 7/26/22;

Dear Planning Commissioners:

A Special Land Use review and approval has been requested for the proposed addition of an outdoor patio to serve food and beverages adjacent to Shooter's bar and restaurant at 34360 Utica Road.

The subject site is part of the Fraser Plaza Condominium (1.17 acres) The proposed patio is a 15' x 17' slightly elevated concrete slab, adjacent to the north end of the Plaza building. The site is in a CG, Commercial General zoning district, the City's most intense commercial district. The proposed addition of outdoor food and beverage service activates this required special land use review.

If granted, per Sec. 32-182 of the City's Zoning Ordinance, permits to use the outdoor area in this way are subject to periodic review and potential modification, including an inspection not less than six months after issuance.

As part of the special land use review, we studied the site plan revised July 26, 2022, the City's Zoning Ordinance development standards, guidelines established in the City's Master Plan, and sound planning and design principles.



A. GENERAL STANDARDS FOR SPECIAL LAND USE APPROVAL

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

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

The location, size, and character of the proposed outdoor patio is of a scale and nature that is appropriate for the Utica Road corridor. The Planning Commission must be satisfied that the site design and operational program is appropriate for the site, adjacent orderly development, and the like.

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

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

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

The subject drive-throughs are hundreds of feet from the nearest residential use and should not impact those residences. The operation of the proposed patio should not offend occupants from nearby permitted uses by creating nuisance factors like dust, noise, fumes, vibration, smoke, light, or glare.

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

The proposed development characteristics within this standard will not interfere with or discourage the appropriate development and use of adjacent land and buildings. The proposal does not unreasonably affect adjacent property values.

- e. *The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective*



patrons, continuity of development, and need for particular services and facilities in specific areas of the city.

We believe that the extension of an existing conforming use will relate harmoniously with the surrounding services and facilities.

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

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

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

We believe that the public health, safety and welfare are substantially protected.

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

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

B. SPECIFIC APPROVAL STANDARDS FOR OUTDOOR FOOD AND BEVERAGE SERVICE

Section 32-182 of the Fraser Zoning Ordinance states that no patio, deck, tent, or other outdoor service area may be added to any facility furnishing beverage or food service and no outdoor beverage or food service may be furnished unless special land use has been issued pursuant to the below provisions. Our comments follow each standard.

(1) Determination of whether the proposed area for such service is compliant with all applicable fire codes, building codes or other laws and ordinances.

No outstanding code violations exist for the property. The City's Development Review team did not voice any objections to the proposed patio.

(2) Review of the amount and nature of recorded police calls, liquor enforcement activity and other complaints within the preceding twelve-month period during ownership by the current liquor licensee, see the nature of the anticipated use of the outdoor service area, including anticipated crowd size and anticipated noise levels associated.

Fraser DPS (Sgt. Poole) reported no recent issues with police calls to the establishment.

(3) Whether the configuration of the outdoor service area, driveways and parking areas result in any greater interference with the safety and convenience of vehicular and pedestrian traffic and otherwise would exist.

Planters have been proposed around the patio to protect the patio from vehicular traffic. This results in a slightly modified circulation pattern than currently exists, but one that does not



interfere with the safety and convenience of traffic on the site. Please see our site plan review comments below regarding the planters.

(4) Whether a satisfactory and harmonious relationship is likely to be maintained between the proposed site and the existing and prospective development of contiguous land and adjacent neighborhoods.

We believe that the proposed patio's location within a large amount of parking and vehicular circulation space, remote from other tenants in Fraser Plaza, will result in the maintenance of a satisfactory and harmonious relationship between the site and contiguous land and adjacent neighborhoods.

(5) Whether noise, light, odors, or visual appearance from the proposed outdoor service area is likely to detrimentally impact upon the quiet, peaceful enjoyment of surrounding properties, their values or the likelihood of their development.

We believe that the proposed patio's location within a large amount of parking and vehicular circulation space, remote from other tenants in Fraser Plaza, means that the proposed service will not likely detrimentally impact surrounding properties.



C. SITE PLAN COMMENTS

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

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

The subject site is zoned CG, Commercial General Business District, which accommodates commercial uses that need access to major thoroughfares. This proposal is to expand a conforming existing use by constructing an outdoor dining patio adjacent to the existing bar and restaurant.

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

The minimum lot size in the CG district is 12,000 square feet (approximately 0.27 acres); the subject site is 1.17 acres.

The required front yard setback is measured from the centerline of the right-of-way and is determined based on the road classification as described in the Master Plan. Utica Road, at five lanes wide, is a Major Road. Thus, the required setbacks are 110 feet from the centerline for the building and 70 feet from the centerline for the parking lot. No side yard is required in this existing interior lot. No changes are proposed to the existing building or parking in the front yard, which meet setback standards.

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

a. Parking

The Fraser Plaza commercial condominiums, of which the subject restaurant is a part, provides approximately 85 parking spaces for the 13,500 SF plaza building. These spaces are allocated on a first-come, first-serve basis. The proposed site plan impacts a portion of the spaces

By Ordinance standards, the 5,320 SF restaurant (53 spaces) plus the addition of this 255 SF patio (7 spaces) require a total of 60 parking spaces.

Other tenants in the Fraser Plaza include a vacant former coffee shop (34356 Utica), a hair salon (34354), a vacant hair salon (34352) and an appliance parts retailer and repair contractor (34350).

The appliance repair contractor is open 9-5, Monday-Friday. The existing hair salon is closed Sunday and Monday – other hours are not posted. In general, the mix of uses in Fraser Plaza have complementary peak hours and we do not foresee the reduction of 3-4 parking spaces to have an adverse impact on the operation of the plaza as a whole

b. Ingress / Egress

No changes are proposed to the current ingress/egress to the site, which occurs from an existing curb cut in roughly the center of the Fraser Plaza site.

c. Circulation On- and Off-Site

Proposed on-site circulation patterns are provided for. The drive aisle to access the rear parking lot for Fraser Plaza is shared by the adjacent property. This proposal does not change this configuration. The proposed planters modestly alter the circulation pattern to the rear of the site to improve safety and deter vehicles from approaching the patio directly.

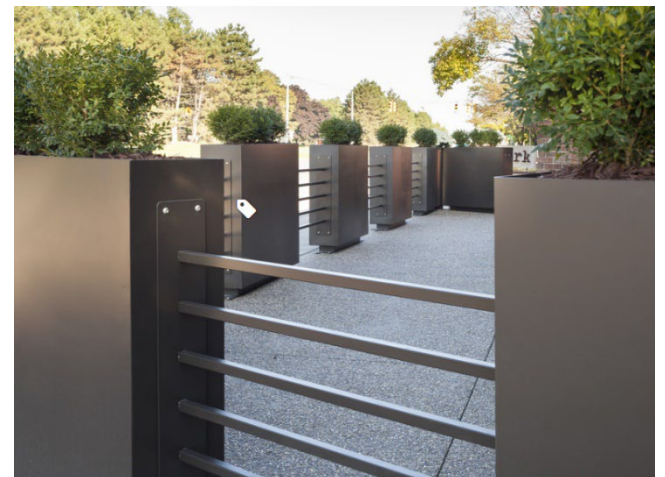
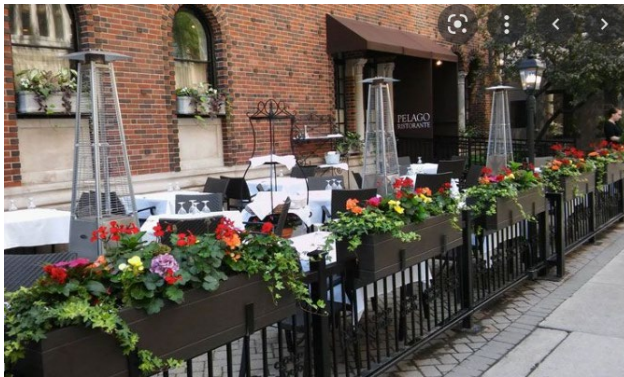


d. Loading (Section 32-97)

Loading is accounted for in the original site plan in the rear of Fraser Plaza.

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

No changes are proposed to the existing site landscaping, which is minimal and legally nonconforming to current Ordinance standards. Temporary planters are proposed as part of the patio. No details have been provided as part of the submission, but these planters provide an opportunity to improve the aesthetics of the site and partially mitigate the extensive pavement surrounding the proposed patio. Many options and products exist for this application, a few of which are illustrated below for reference.



1. To Be Addressed:

We recommend the applicant provide details of the proposed planters or other seasonal greenery for administrative review to improve aesthetics of the site and visually separate the patio dining experience from the surrounding parking lot.

4. Signs (Section 32-85)

No new signs are proposed with this application. We note that the existing signs on the front and rear of the facility are in disrepair, as illustrated below.



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

Elevations of the railing surrounding the patio were included. Though materials were not specified, the elevations imply a decorative metal railing 3'-7" high around the perimeter of the patio, with a 4' gate on the west (Utica Rd) side. There are no concerns from a zoning perspective about this proposal. Please see our comments regarding landscaping, above.

We do note that a front window opening has been boarded up with plywood, which detracts from the aesthetics of the entire building. We recommend that approval of the patio be conditioned on this window being restored.

To Be Addressed:

2. *We recommend approval be conditioned on the restoration of front (Utica-facing) façade windows, the repair of the front business sign, and the repair or removal of the rear business sign (above right).*

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

There is an existing dumpster in the rear of the property, which is not proposed to change as part of this application.

7. Lighting (Section 32-86)

No information about lighting was included.



To Be Addressed:

3. *The applicant should provide details about any intended lighting to be added as part of the patio operations to ensure that Ordinance requirements are met.*

8. Pedestrian Circulation

The proposed patio is accessed from the concrete walk around the building. Pedestrian circulation is adequately provided for.

9. Seasonal Operation

No details about the operational plan were included with the submission. We recommend that the applicant provide these details to the Planning Commission, and that the planters, furniture and any non-permanent portions of the patio operation be stored when not in seasonal use.

To Be Addressed:

4. *The applicant should provide details about the operational plan to the Planning Commission at the hearing, including the intended months of operation of the outdoor patio. We recommend approval be conditioned on the storage/removal of the furniture, planters and any other non-permanent elements of the patio operation.*

10. 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.

RECOMMENDATION

We recommend the Planning Commission hold the statutory public hearing. If the Planning Commission finds facts consistent with our review satisfy the zoning ordinance standards for special land use approval contained in Section 32-152 and 32-182, then the Planning Commission should approve the proposed special land use and proposed site plan for a patio for outdoor food and beverage service, conditioned on the following:

1. *The applicant provide details of the proposed planters or other seasonal greenery for administrative review to improve aesthetics of the site and visually separate the patio dining experience from the surrounding parking lot.*
2. *Prior to issuance of a building permit for the patio construction, the applicant completes the restoration of the front façade window, the repair of the front business sign, and the repair or removal of the rear business sign.*
3. *The applicant provides details about any intended lighting to be added as part of the patio operations to ensure that Ordinance requirements are met.*
4. *The applicant should provide details about the operational plan to the Planning Commission at the hearing, including the intended months of operation of the outdoor patio. We recommend approval be conditioned on the storage/removal of the furniture, planters and any other non-permanent elements of the patio operation.*



If you have any questions, please contact us.

Respectfully,

MCKENNA

Paul Urbiel, AICP
Senior Principal Planner

Cc: City of Fraser Development Review Team:
Mark Ragsdale, DPW Superintendent
Sgt. Jason Poole, Fire Marshall
Clark Andrews, O'Reilly Rancilio, Attorney
Bruce Eck, Building Official
Mike Vigneron, AEW, Engineer

Stephens Architecture, Architect; Jeff Varani, Applicant

Submittal Date: _____
Initial Review Fee: _____

Meeting Date: _____
Application #: _____

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

☒ Site Plan

☐ Special Land Use

Name of Project: OUTDOOR PATIO
Address of Project: 34360 UTICA RD FRASER, MI 48
Proposed Use: OUTDOOR PATIO

Applicant's Name: TRPKO TASESKI
Address: 866 MAJESTIC
City: ROCHESTER HILLS Zip: 48306 Phone: 586-876-0451
Email: lillian-taseski@yahoo.com

Parcel Identification: 03-11-31-253-001
Complete Legal Description: (use opposite side or attach separately)
Zoning: Commercial Size in acres: 0.369 Parcel Width: 70 Feet Parcel Length: 198 Feet

Legal Owner:
Name: TRPKO TASESKI Phone #: 586-876-0451
Address: 866 MAJESTIC ROCHESTER HILLS MI 48306

Site Plan Preparer's Name: L. Roy J. Stevens
Phone: 810-987-3755 Fax: NA

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 (First Wednesday of the month at 7:00pm.) 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.

If additional reviews are required beyond the initial, each review thereafter is 50% of the initial cost.

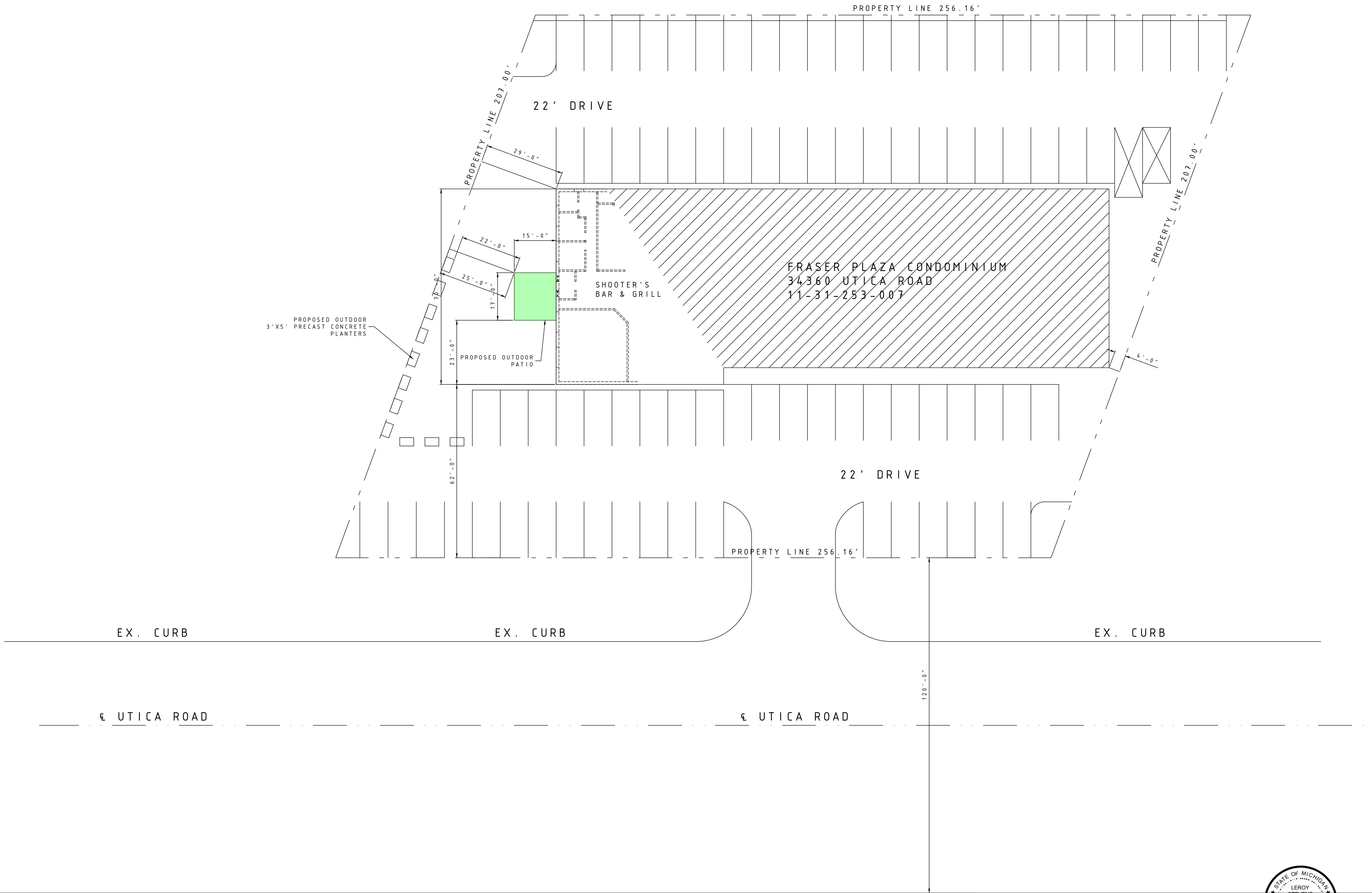
The undersigned deposes that foregoing statements and answers and accompanied information are true and correct.

Trpkio Taseski
Signature of Applicant

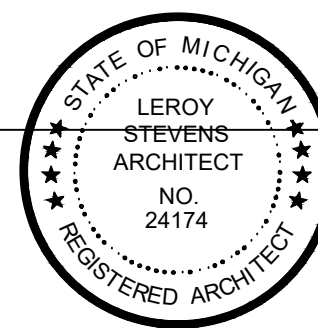
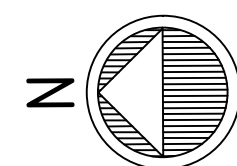
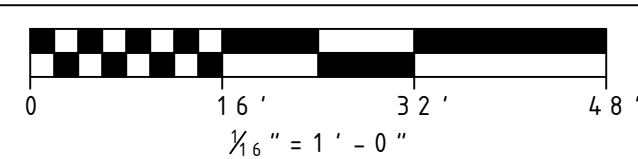
Trpkio Taseski
Signature of Legal Property Owner

TRPKO TASESKI
Please print/type name below signature

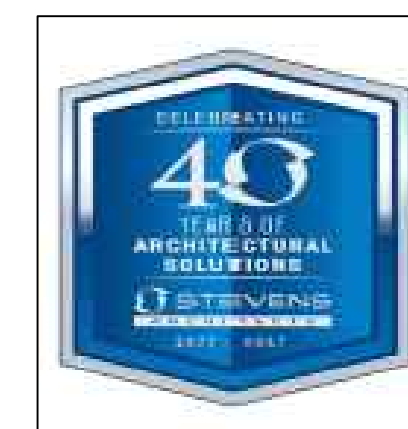
TRPKO TASESKI
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SURVEY OF EXISTING SITE



L. Stevens



PROJECT NO.
4211

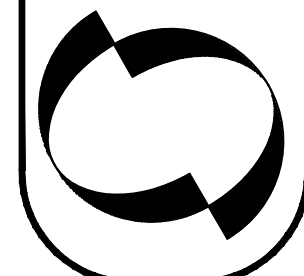
SHEET NUMBER

C-1

SITE
JUL. 26, 22

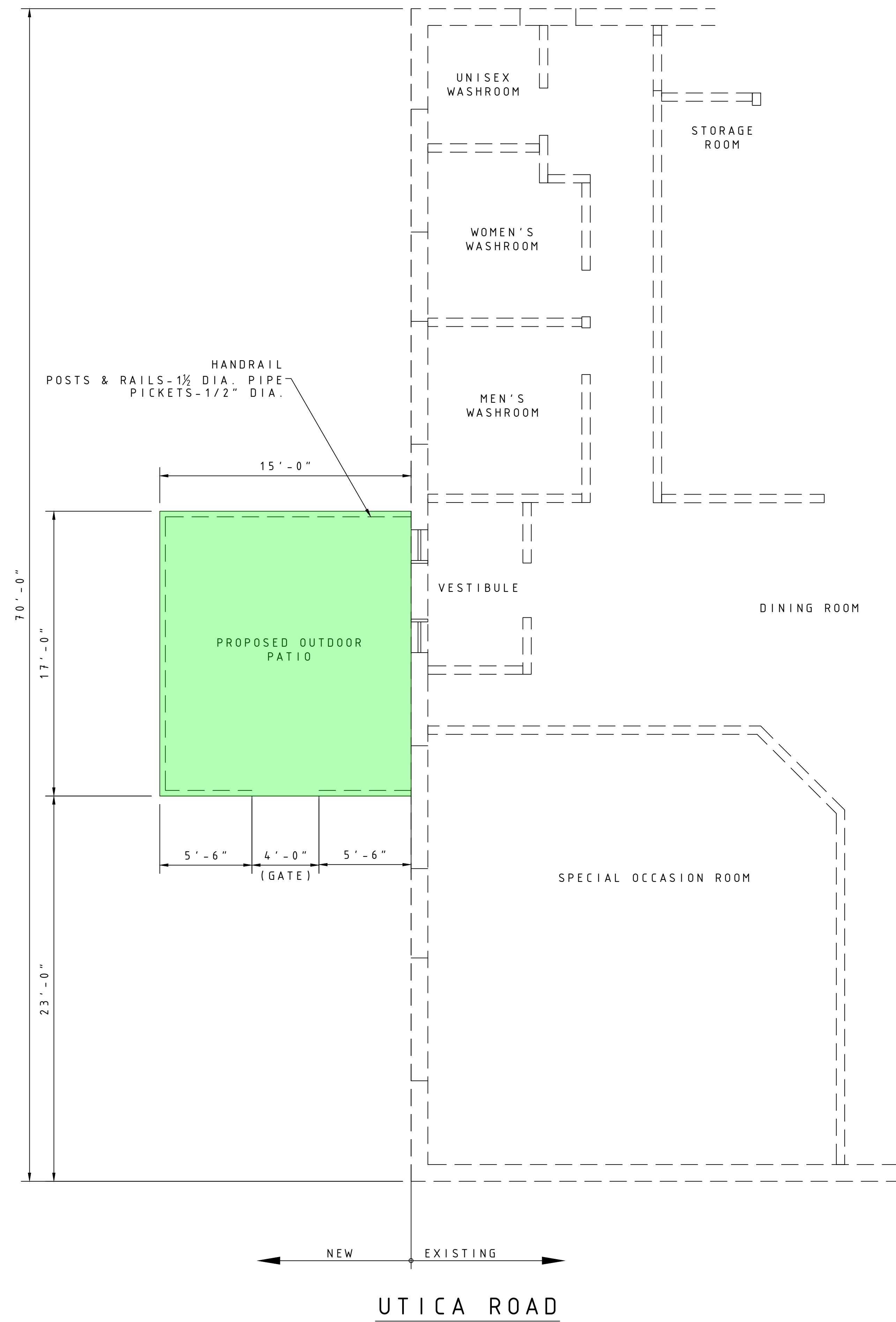
SHOOTERS BAR & GRILL
34360 UTICA RD.
FRASER, MI 48026

PROPOSED OUTDOOR PATIO
LAYOUT
SCALE: 1/16" = 1'-0"

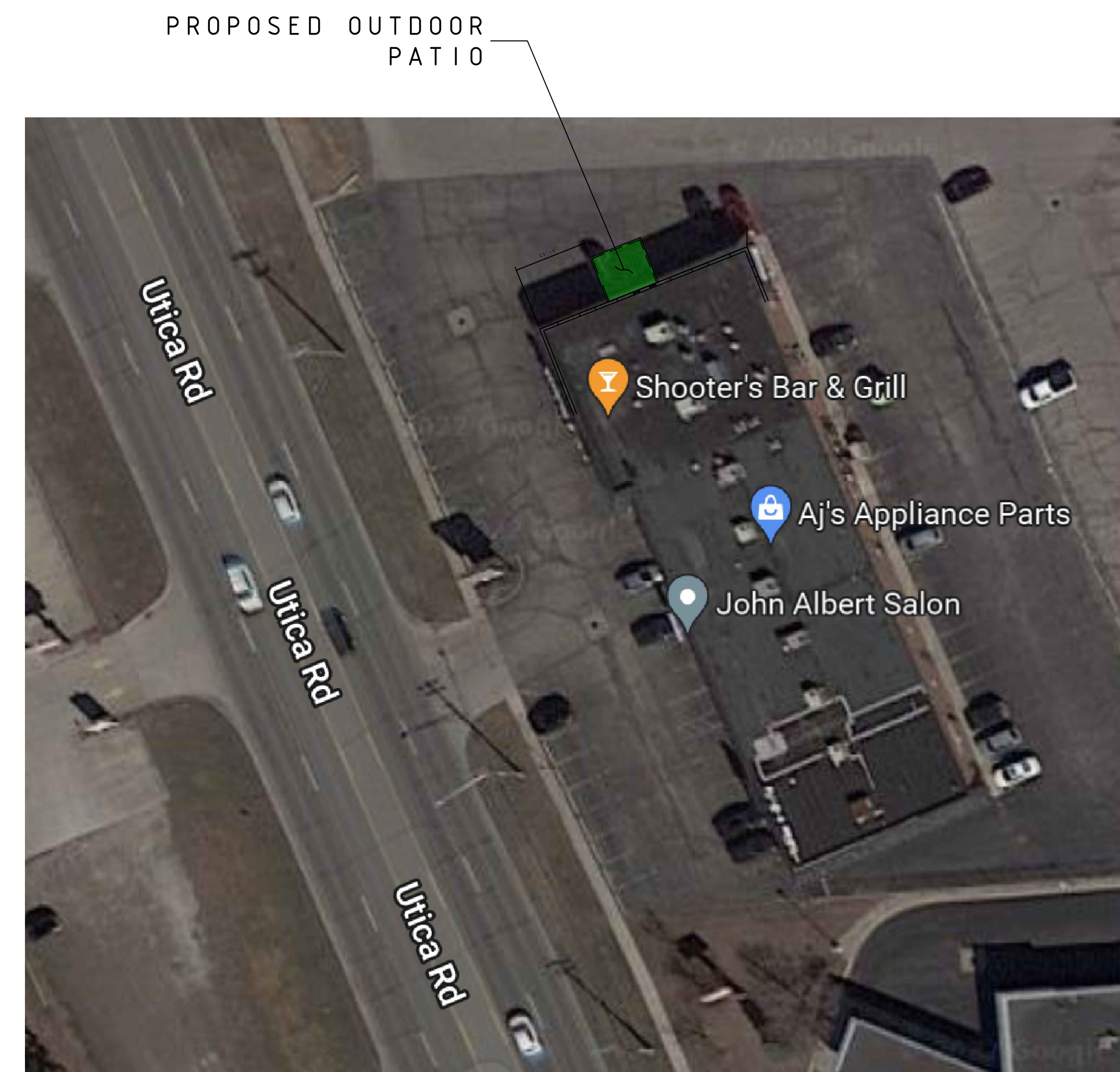
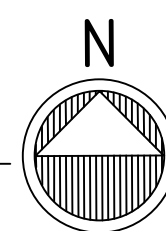
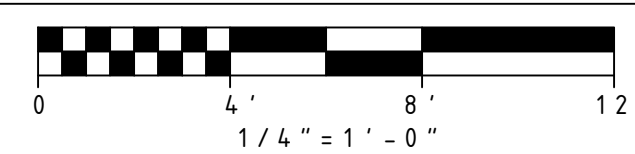


STEVENS ARCHITECTS
ARCHITECTURE
209 Huron Avenue
Port Huron, Michigan 48060
(810) 987-3755
jstevens@stevensarchitects.com

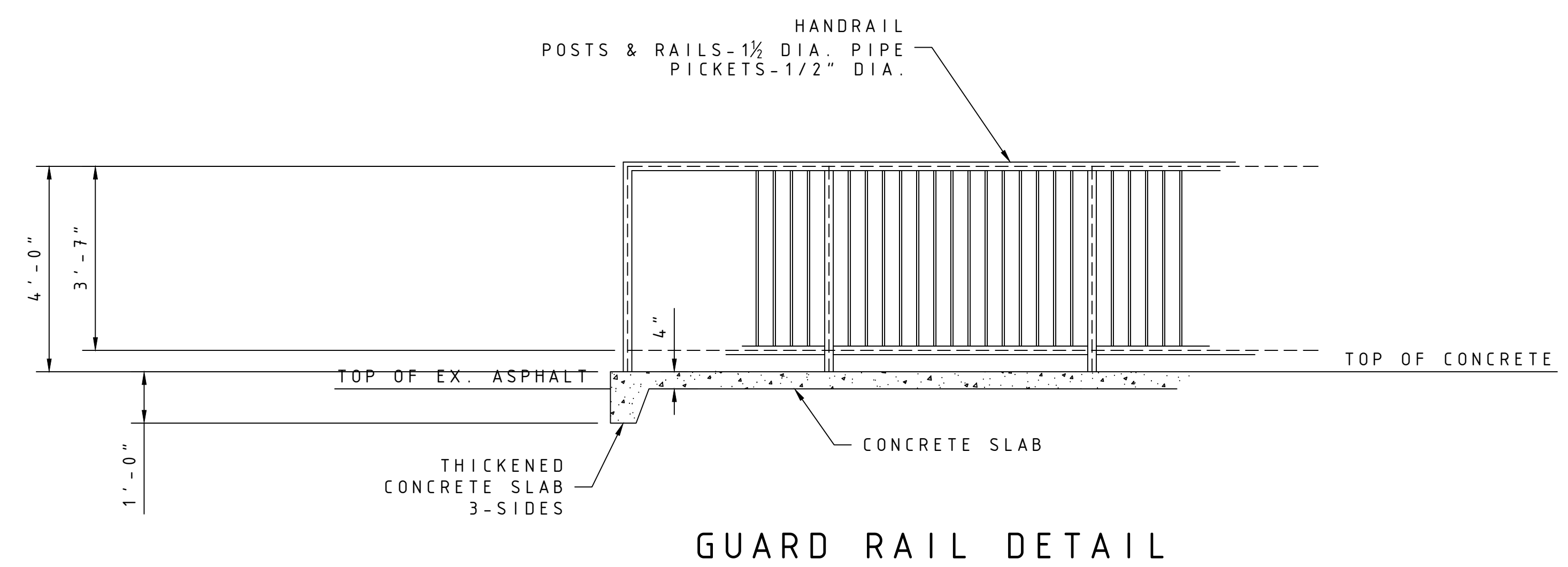
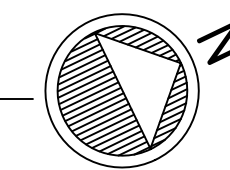
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PROPOSED OUTDOOR PATIO



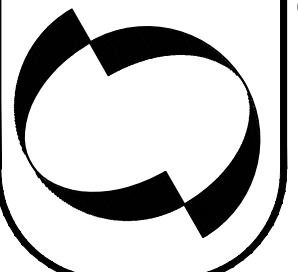
PARTIAL SATELLITE VIEW



PROJECT NO.
4211
SHEET NUMBER
A-1
PLAN
07/26/2022

SHOOTERS BAR & GRILL
34360 UTICA RD.
FRASER, MI. 48026

PROPOSED OUTDOOR PATIO
LAYOUT
SCALE: 1/2" = 1'-0"



STEVENS ARCHITECTS
ARCHITECTURE
209 Huron Avenue
Port Huron, Michigan 48060
(810) 987-3755
jstevens@stevensarchitects.com

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Bii. SPR 22-02

34600-34650 Klein Parking Lot Modification

Contents:

1. Staff Memo
2. Site Plan Application Materials

Site Plan Review Summary

SP 22-02

Site plan Dated 6/23/22
City of Fraser, Michigan

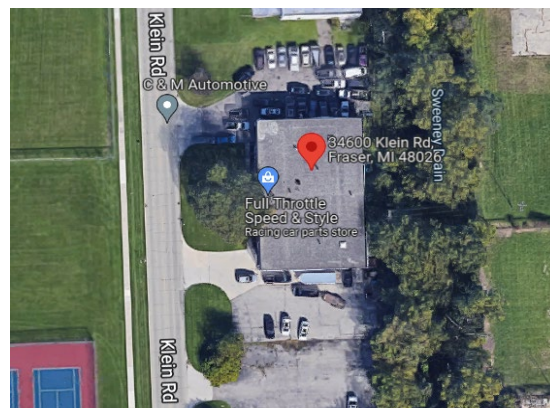


SITE ADDRESS / LOCATION 34500-34650 Klein	APPROVING BODY Planning Commission	PUBLIC HEARING DATE n/a
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Paul Urbiel, AICP – (313) 888-9882	APPLICANT / PROPERTY OWNER Jeremy Gillette	

BRIEF SUMMARY OF REQUEST:

The applicant is proposing add concrete along the east side of the building at 34600-34650 Klein for the establishment of a 13.3 foot wide paved area for complete building access. The rear of the property line runs along the Sweeny Drain and a Soil and Erosion permit from Macomb County Drain Commission will be required.

There will be a sawcut edge of asphalt pavement for a smooth joint and matching of existing grade. The two existing concrete pads in the rear will be removed. Existing ingress/ egress access points are proposed to remain in their current location.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	IR – Industrial Restricted; Warehousing for heating and cooling company.	Other Industrial sites zoned IR and IC – and Residential Medium - RM	Parking Lot Modifications.	Total site area = 1.06 acres Dev. site area = 1.06 acres 250 ft. frontage on Klein Road

Compatibility with Zoning Ordinance

The IR industrial restricted 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 structured 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.

Compatibility with Master Plan

The Master Plan designates the Future Land Use of this area for Light Industrial. It further describes appropriate land uses for Light Industrial as including “manufacturing, research, and development business”

Buildings in Light Industrial “*should be designed and operated to be respectful of their surroundings, with minimal truck traffic, noise, odor, dust, or outdoor storage/operations. Robust landscaping should be installed throughout the site. Light Industrial buildings should be supported by sufficient but not excessive parking areas. Parking areas may be located in the front, side, or rear yards*”

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.



MCKENNA

July 26, 2022

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

Subject: Site Plan Review of Proposed Improvements at 34600-34650 Klein Road

We have reviewed your site plan application for the installation of a new paved area at 34600-34650 Klein and offer the following comments:

SITE PLAN REVIEW

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

a. Project Overview

The applicant is proposing to construct a new paved area along the east side of the building.

Section 32-103 notes that a site plan shall be submitted for review and approval by the Planning Commission whenever there is a proposed “*construction, use, or establishment of a parking or storage area.*”

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

The site, located at 34600-34650 Klein Road, just north of Malyn Boulevard, is zoned IR (Industrial Restricted). Current site improvements include an existing warehouse of approximately 5,330 square feet in size. The site also includes a paved area on the north side of the existing warehouse building intended for parking.

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.*”

Contractor's offices with related storage of equipment and warehousing are permitted uses by right in the IR District and therefore not subject to special land use procedures or requirements.



HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

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2. Site Plan Review Requirements and Procedures (Section 32-103.b)

Basic site plan requirements for Planning Commission consideration shall, *“be prepared by and carry the seal of a registered architect, landscape architect, community planner, land surveyor, or professional engineer who prepared it, and shall consist of one or more sheets necessary to adequately provide the required data.”*

The submitted site plans have been created by a licensed engineer and include all the required information to make a complete review for the proposed project.

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

a. Parking

Ordinance requirements note the following parking spaces for the current building:

- *Industrial, manufacturing and related accessory offices: 1 space per every 550 square feet of gross floor area, with a minimum of five (5) spaces for each tenant or occupancy unit.*
- *TOTAL REQUIRED SPACES: 10*

The site currently includes a paved space intended for on-site parking. The parking area is not currently striped, therefore it is not clear how many spaces are provided on-site, although it appears to have ample parking area. Parking stall dimensions cannot be adequately determined. Section 32-94 states that “all parking lot stalls shall be striped and maintained”.

To Be Addressed:

1. *The applicant should furnish a revised plan that includes the layout of parking spaces.*
2. *The parking lot must be striped per ordinance requirements.*

b. Ingress / Egress and Circulation

The existing points of ingress/egress on the site are located on the north and south side of the building. The driveway is approximately 25 feet in width. This satisfies Ordinance requirements.

c. Loading/Unloading

Section 32-97 of the City Zoning Ordinance requires 1 loading/unloading space per every 1,401-20,000 square feet of gross floor area. Further, each loading/unloading space shall be at least 10 feet by 50 feet in size. The site plan does not depict dedicated spaces for loading/unloading on the site, but space is adequately provided for.

4. 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 proposed site plan does not depict any new landscaping elements on the site. The current conditions on the site include a tree located in the front yard as well as quite a few trees in the rear yard along the Sweeney Drain.

5. 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 to the north and south by parcels zoned IR, but the parcel located to the east is zoned IC, Industrial Controlled. Given the number of mature trees located in the rear (or east) portion of the site, it is likely that adequate screening is provided. Further, the City encourages the preservation of existing mature trees.

6. Signs (Section 32-85)

A signage plan has not been received. If the applicant wished to add signage to the site, an application and review from the City of Fraser is required.

7. Lighting (Section 32-86)

No new lighting is proposed for the existing paved parking area and proposed concrete area.

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.

Please note the City Engineer’s comments (attached).

RECOMMENDATION

We recommend that Planning Commission approve the proposal, conditioned on the following:

1. *The applicant furnish to the City a revised plan that includes the layout of parking spaces.*
2. *The parking lot must be striped per ordinance requirements.*

Please feel free to contact us with any questions.



Respectfully,

McKENNA

Paul Urbiel, AICP
Senior Principal Planner

Alicia Warren
Assistant Planner

Cc: City of Fraser Development Review Team:
Mark Ragsdale, DPW Superintendent
Sgt. Jason Poole, Fire Marshall
Clark Andrews, O'Reilly Rancilio, Attorney
Bruce Eck, Building Official
Mike Vigneron, AEW, Engineer

Jeremy Gillete, Applicant, Centerline Heating & Cooling



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

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

July 22, 2022

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

Reference: Site Plan Review

34600-34650 Klein Road (SP22-02)
AEW Project No. 0190-0480

Dear Mr. Eck:

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

Utilities

1. The site is currently served by public water and sewer. It does not appear that the proposed work will impact these utilities.
2. There is currently no storm sewer on site, however all stormwater runoff sheet flows to either Klein Road or the Sweeney Drain.
3. Stormwater runoff directed towards the Sweeney Drain is under the jurisdiction of the Macomb County Public Works Office and will require permitting.

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. Work is proposed within 500' of an open drain. Prior to issuance of a Building Permit, a soil erosion permit will need to be obtained from Macomb County Public Works Office.
3. Proposed work impacts a county drain. Prior to issuance of a Building Permit, a drain permit will need to be obtained from Macomb County Public Works Office.
4. Work is shown near the mapped floodplain and floodway of the Sweeney Drain. The petitioner should indicate the location of the 100-year floodplain



Bruce Eck
July 22, 2022
Page 2

and floodway per FEMA Firm Maps, and indicate the limits of the 100-year floodplain based on ground elevations as surveyed. A permit may be required by EGLE for work in the 100-year floodplain.

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

Sincerely,

Michael A. Vigneron, PE
Director of Engineering

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

M:\0190\0190-0480\Gen\Letters\SitePlanReview_SP22-02_220722.docx

Submittal Date: _____
Initial Review Fee: _____

Meeting Date: _____
Application #: _____

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

☒ Site Plan

☐ Special Land Use

Name of Project: Grilletti Concrete
Address of Project: 34600 - 34650 Klein Rd.
Proposed Use: Pave rear Alley for complete building access

Applicant's Name: Jeremy Grilletti
Address: 24544 Van Dyke Ave.
City: Center Line Zip: 48015 Phone: 586-214-6633
Email: Jeremy@centerlineheating.com + angelica@centerlineheating.com

Parcel Identification: 03-11-32-126-003
Complete Legal Description: (use opposite side or attach separately)
Zoning: _____ Size in acres: _____ Parcel Width: _____ Parcel Length: _____

Legal Owner:
Name: Jeremy Grilletti Phone #: 586 214 6633
Address: 7911 Inglenwood, Clay Twp, MI 48001

Site Plan Preparer's Name: PCE
Phone: 810-794-1931 Fax: 810-794-3331

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 (First Wednesday of the month at 7:00pm.) 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.

If additional reviews are required beyond the initial, each review thereafter is 50% of the initial cost.

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

Jeremy Grilletti
Signature of Applicant

Jeremy Grilletti
Signature of Legal Property Owner

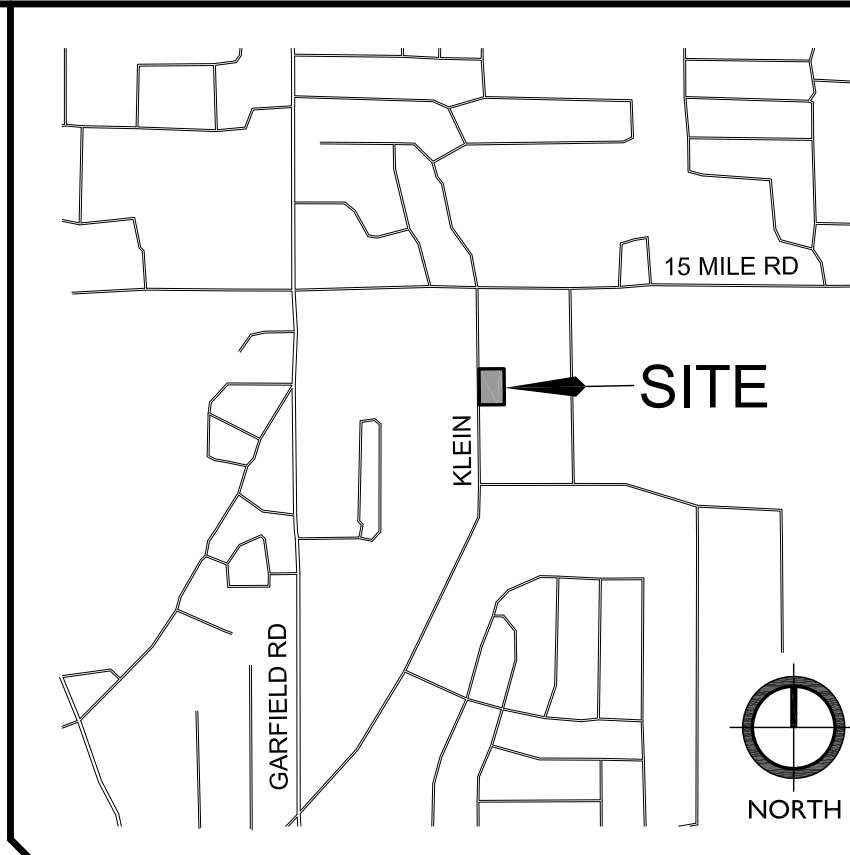
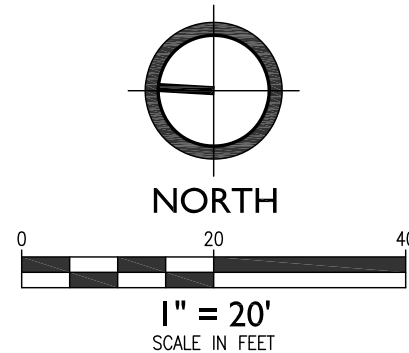
Jeremy Grilletti
Please print/type name below signature

Jeremy Grilletti
Please print/type name below signature

TC
TOP OF CURB
GU
GUTTER

B.M. # 200
ARROW ON HYDRANT +/- 60 FEET NORTH FROM THE
NORTHWEST PROPERTY CORNER
ELEVATION - 609.70 N.A.V.D. 88

A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.



DEVELOPER / OWNER

**JEREMY
GILLETTE**

7213 CARDINAL
Y TOWNSHIP, MI

PCE

Control Engine
rs Surveyors Co

P.O. Box 307
420 Pte. Tremble R
Algonac, MI, 4800
Phone 810.794.193
Fax 810.794.3331
www.pce-eng.com

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THIS DOCUMENT AND THE SUBJECT
MATTER CONTAINED HEREIN IS
PROPRIETARY AND MAY NOT BE
REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF:
**PROJECT CONTROL
ENGINEERING, INC.**

DRAWING STATUS:

☒ PRELIMINARY CONSTRUCTION

☐ FINAL CONSTRUCTION

☐ RECORD DOCUMENTS

SEAL:

STATE OF MICHIGAN
JOHN T. MONTE
ENGINEER
No.
6201027614
REGISTERED PROFESSIONAL ENGINEER

John P. Harte

DATE: 6-17-2023
REV. DATE:

PROPOSED CONCRETE PAD

34600 & 34650 KLEIN ROAD
CITY OF FRASER

SHEET TITLE: PROJECT



**Know what's
below
Call
before you dig**

JOB NUMBER: 22-124

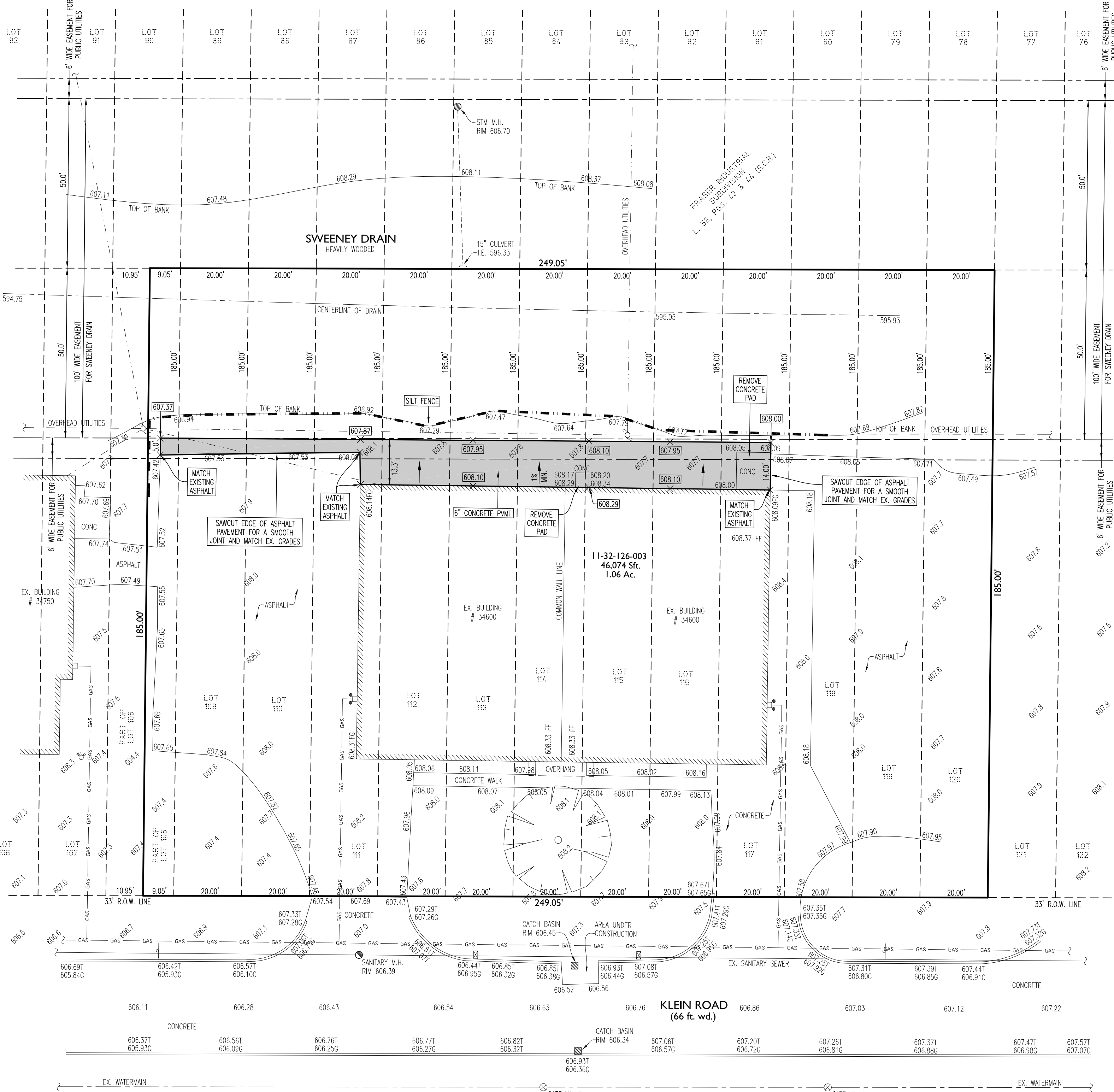
DRAWN BY: TMG

CHECK BY: JTM

DRAWING ID:
22-124 bndy-topo

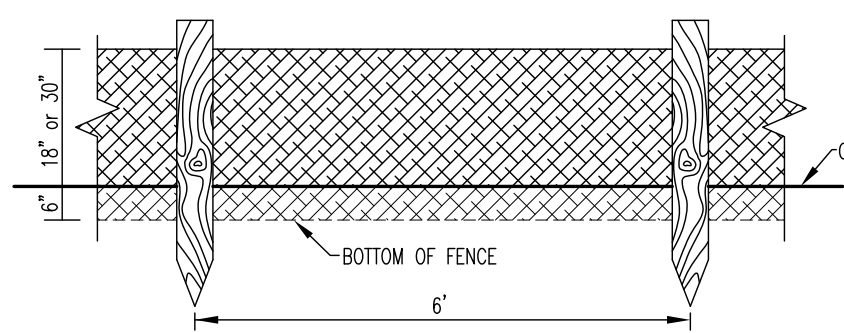
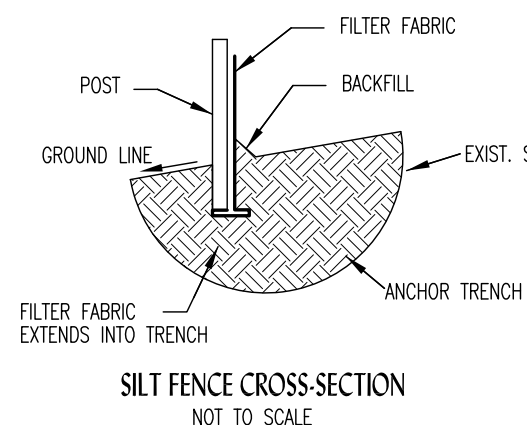
SCALE: 1" = 20'

of 1



PROPERTY OF FILTER FABRIC	TEST METHOD	2125
GRAB TENSILE	ASTM-D-4632	WARP 110 FILL 90
MULLEN BURST	ASTM 3786	275
U.V. RESISTANCE (STRENGTH RETAINED)	ASTM 4355	70
PERMITTIVITY	ASTM 4491	15

A STURDY, LIGHTWEIGHT, SUNLIGHT RESISTANT, WOVEN POLYPROPYLENE.



TOTAL EARTH DISTURBANCE
±2,000 Sq.Ft.

DISTANCE TO CLOSEST
WATERCOURSE
SWEENEY DRAIN - ONSITE

PARCEL I.D. NUMBER
11-32-126-003

ON SITE SOIL TYPE
B1 - BLOUNT LOAM, 0-2% S

GENERAL NOTES
NO STOCKPILING IS PROPOSED FOR THIS PROJECT
NO DEWATERING IS PROPOSED

ONSITE RESPONSIBLE PARTY

JEREMY GILLETTE
7213 CARDINAL
CLAY TOWNSHIP, MI 4800

SOIL EROSION CONTROL LEGEND

SILT FENCE

TIMING SEQUENCE FOR SOIL EROSION CONTROL MEASURES				
ACTIVITY	JULY			
START OF CONSTRUCTION	■			
INSTALL TEMPORARY EROSION CONTROL MEASURES	■			
ROUGH GRADING AND CONSTRUCTION		■		
FINAL GRADING			■	
INSTALLATION OF PERMANENT EROSION CONTROL MEASURES AND SEEDING			■	
COMPLETION OF CONSTRUCTION			■	
REMOVAL OF TEMPORARY EROSION CONTROL MEASURES				■
MAINTENANCE PERIOD (1 YEAR)	JULY 2023			

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.

DURING CONSTRUCTION, CONTRACTOR SHALL
USE EXTREME CAUTION WHEN OPERATING NEAR
OVERHEAD AND/OR BURIED UTILITIES.
CALL MISS DIG.

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Biii. SPR 21-08

34400 Utica Road Outlot

Request for Site Plan Approval Extension

Contents:

1. Staff Memo



Memorandum

TO: Fraser Planning Commission
FROM: Paul Urbiel, AICP
SUBJECT: Site Plan Approval Extension Request for SP 21-08, 34400 Utica Road Outlot
DATE: July 27, 2021

On August 17, 2020 the Planning Commission approved a site plan application for the development of a restaurant on an outlot of 34400 Utica Road, as follows:

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

To: Approve SP21-08/ JIM BUTLER ON BEHALF OF A&A MANAGEMENT / PART OF 33400 UTICA ROAD / PROPOSED SITE PLAN AMENDMENT 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 existing Hockeyland parcels (including the North Parking Lot), as well as the outlot parcel 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 Marshall.*
- 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.

12. The applicant obtains written approvals from all applicable City departments and agencies prior to construction.

13. All review fees shall be reimbursed to the City by the applicant for any costs incurred by the City Attorney.

14. No permits are to be issued prior to the executed and recorded cross-access, shared, parking, and utilities agreements.

Section 32-104 of the Fraser Zoning Ordinance states that site plan approval shall be valid from one (1) year of the date of approval. The physical improvement of the site must be "in actual progress" within that one-year time period.

ACTIVITIES SINCE SITE PLAN APPROVAL

The applicants have been working on pre-development activities, cost estimating and negotiation of the shared parking agreements required by condition 11 above. There is evidence of work in the North Parking lot (condition 4). Fire issues in the existing building have been resolved (condition 8).

It is our understanding that the cost estimation process yielded a development cost that was infeasible for the applicant. A value engineering process occurred, and a modified site plan resulted. We received this modified site plan on July 26. At first glance it appears to generally meet the spirit and intent of what was originally proposed and approved, but it has not been thoroughly reviewed as of this writing.

It is our understanding that the applicant will attend the August 3 meeting to give a report on progress to date and request from the Planning Commission an extension of 12 months to the site plan approval.

I look forward to discussing this matter with you at the August meeting. Please feel free to contact me with any questions in the meantime.