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Elaine Leven

CITY CLERK

Cynthia Greenia

City of Fraser

CENTENNIAL COMMUNITY

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Amy Baranski

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Patrick O'Dell

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**CITY OF FRASER
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
WEDNESDAY, SEPTEMBER 6, 2023 @ 7:00 P.M.**

- 1. Call Meeting to Order/Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – September 6, 2023**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – August 2, 2023**
- 6. New Business**
 - a. Public Notices:**
 - i. SP Class A Land Use 31401 Groesbeck, Popeye's Chicken Non-conforming Status Which Allows the Use, Alteration, or Enlargement of a Non-Conforming Use, Structure or Land
 - b. Site Plan and Other Review**
 - i. Site Plan #23-03 32660 Utica Road – Car Wash
- 7. Unfinished Business**
 - a. Special Land Use/Site Plan Review #23-01 SLU 31000 Groesbeck**

To Obtain a Special Land Use Approval to Allow an Auto Repair and Service Center in a "CG Commercial General" Zoning District
Public Hearing was held 8/2/2023

[Type here]

- b. Hockeyland Parking Discussion**
- c. Sign Ordinance Review – Review of Chart Showing Existing Provisions, Recommendations and Legal Notes**

8. Public Communication on Non-Agenda Items

9. Monthly Report – August 2023

10. Zoning Board of Appeals Member Liaison report

11. Commissioner's Comments on Items of Interest/Concern

12. Adjournment

POSTED: 8/30/23

**DRAFT PLANNING COMMISSION MINUTES
CITY OF FRASER
33000 GARFIELD, FRASER, MI 48026
August 2, 2023
7:00 P.M.**

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, August 2, 2023 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 Czarnecki called the meeting to order at 7:00 P.M.
Chairman Czarnecki led the Pledge of Allegiance.

2. ROLL CALL

PRESENT:

Barr
Czarnecki
Farina
Meyer
Perry
Warunek

ABSENT:

Keil

OTHERS: Attorney Hayley Tomich, Planner Alicia Warren, Planner Lauren Sayre

Motion by Farina, seconded by Warunek to excuse Commissioner Keil from the meeting tonight.

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

NAYS: None

Motion Carried.

3. APPROVAL OF AGENDA – REGULAR MEETING AUGUST 2, 2023

Motion by Farina, seconded by Perry to approve the agenda as presented.

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

NAYS: None

Motion Carried.

4. CHAIRPERSON'S OPENING REMARKS

Chairperson CZARNECKI 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 JULY 17, 2023

Commissioner Meyer had some corrections to be made:

- 1) 1st paragraph, 1st sentence - correct date of meeting to read "Monday, July 17, 2023"
- 2) Page 2, 6. C Discussion of Updated Sign Ordinance - delete 3rd paragraph reference to Motion for 2022 Fraser Annual Planning Report
- 3) * Page 3, 10. Commissioner's Comments –
 - a. Commissioner Meyer asked what was happening with the retail building that was east of the railroad tracks on 13-mile roads that previously had the Little Caesar's Restaurant. Ms. Warren stated that she had no report.
 - b. Commissioner Meyer also asked what was happening with the Dairy Queen Property. Ms. Warren stated that Andrew Littman from McKenna had a meeting with the owner of the property and Ms. Warren thought that the Owner of the property would not be coming back before the planning commission again.
- 4) Page 3, 10 Commissioner's Comments - under Commissioner Warunek comments - correct spelling of "City" - add the 'y'

Motion by Farina, seconded by Perry to approve the July 17, 2023 meeting minutes as amended.

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

NAYS: None

Motion Carried.

6. NEW BUSINESS

A. Public Hearings: SLU 23-01 31000 Groesbeck, Auto Repair Shop Special Land Use Request in CG District.

Planner Sayre presented the planners report for 31000 Groesbeck, Auto Repair special and use request.

Commissioner Warunek requested that the eight standards from the ordinance for special land use be submitted with applications to the board.

Commissioner Farina stated there was no landscaping included on the plan. Planner Sayre stated no landscape plan was submitted.

Chair Czarnecki stated she agreed that because a full site plan was not submitted it made it difficult to determine compliance.

Ramone Odeesh, business owner for the proposed auto glass business. Randa Odeesh business owner's spouse and representative.

Commissioner Warunek gave a brief history of the building on the property, which used to be an auto repair shop prior to the general commercial most recently.

Commissioner Warunek asked about a dumpster on site. The applicant stated a dumpster would not be needed as a recycling company would come through to pick up old glass.

Commissioner Farina asked about the number of employees and expected parking stalls, along with adding some planters in front of the building.

Applicant will come back next month with full site plans created by an engineer to fulfill city site plan requirements.

Site plan to include the following:

- o Parking on site, must meet parking requirements for auto shop;
- o Landscape plan, including planters additions;
- o Indicate there will be no dumpster on site and plan for removal of glass;
- o Handicap spots, ADA bathroom indication;
- o Elevations of building with proposed façade colors.

Chair Czarnecki opened the public hearing.

No public wished to be heard.

Chair Czarnecki closed public hearing.

Motion by Warunek, seconded by Farina to postpone 31000 Groesbeck Highway special land use until September 6, 2023 regular planning commission with submission of a full site plan.

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

NAYS: None

Motion Carried.

B. Site Plan and Other Reviews: None

7. UNFINISHED BUSINESS

a. SP 23-02 31401 Groesbeck, Popeyes Site Plan Amendment

Planner Warren presented the planner's report to the commission.

Philip Ruggeri, one of the property owners and legal counsel, spoke on the proposed upgrades and expansion of the building on the site.

Tim Morgan, Technical Group plan developer, was also present.

Applicant would like to apply for the class a designation from class b non-conforming to be able to expand the building on the property.

Motion by Farina, seconded by Meyer to postpone 31401 Groesbeck, Popeyes Site Plan Amendment until September 6, 2023 meeting to give the applicant time to apply for a Class A Nonconforming designation.

Chair Czarnecki opened for public comment.
No public comment.

b. Action Items

1. 16775 13 Mile Road Development
2. 34625 Utica Road; Open hole on Utica Road
3. DQ will be withdrawn

Planner Warren reviewed the open action items with the commission. No further questions given at this time.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

No public comment.

9. Monthly Report – July 2023

Commission reviewed the monthly report with the administration.

10. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina gave a brief update on the July 20, 2023 Zoning Board of Appeals meeting.

11. COMMISSIONER'S COMMENTS AND ITEMS OF INTEREST/CONCERNS

Commissioner Meyer no comment.
Commissioner Perry no comment.
Commissioner Farina no comment.
Commissioner Warunek no comment.
Commissioner Barr no comment.
Planner Warren no comment.
Planner Sayre no comment.
City Attorney Tomich no comment.

Chair Czarnecki reminded the commission that the new sign ordinance process with the City Attorney will start at the September meeting.

12. AJDOURNMENT

Motion by Meyer, seconded by Farina to adjourn at 8:05 pm

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

NAYS: None

Motion Carried.

Respectfully Submitted
Cindi Greenia, Clerk
City of Fraser

Site Plan Review Summary

Site plan dated August 3, 2023

SP23-02

City of Fraser, Michigan



SITE ADDRESS / LOCATION 31401 Groesbeck Highway	APPROVING BODY Planning Commission	PUBLIC HEARING DATE September 6, 2023
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Andrew Littman – (248) 596.0920	APPLICANT / PROPERTY OWNER Gina Trautmann on behalf of Technical Group, Inc.	

BRIEF SUMMARY OF REQUEST:

The applicant, Technical Group Inc., proposes to renovate an existing drive thru Popeye's restaurant. The 0.95-acre site, in the IC zoning district, is located on Groesbeck Highway south of Masonic Avenue. The proposed renovations include, but are not limited to, the following: install and relocate a new trash enclosure; install new concrete sidewalks, curbs, light poles, and signage; replace the building's brick façade; and install new landscaping.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	IC – Industrial Controlled	Other commercial sites zoned CG – Commercial General & IR – Industrial Restricted	Various renovations	Total site area = 0.95 acres 110.96 ft. frontage on Groesbeck Highway

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

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

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

☒ Site Plan ☐ Special Land Use

Name of Project: <u>TG22717-Popeyes Fraser</u>	
Address of Project: <u>31401 Groesbeck Hwy, Fraser mi 48026</u>	
Proposed Use: <u>Popeyes Louisiana Kitchen Restaurant - existing</u>	
Applicant's Name: <u>Technical Group Inc. - G. Trautmann</u>	
Address: <u>27300 Haggerty Rd, Ste F-2</u>	
City: <u>Farmington Hills</u>	Phone: <u>248-426-8000</u>
Zip: <u>48331</u>	
Parcel Identification: <u>03-14-05-352-015</u>	
Complete Legal Description: (use opposite side or attach separately)	
Zoning: <u>LC</u>	Size in acres: <u>1.65</u>
Parcel Width: _____	Parcel Length: _____
Legal Owner:	
Name: <u>VBR of Fraser, LLC</u>	Phone #: <u>586-685-0212</u>
Address: <u>43231 Schoenherr, Sterling Heights, mi 48313</u>	
Site Plan Preparer's Name: <u>Technical Group Inc.</u>	
Phone: <u>248-426-8000</u>	Fax: _____
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.):	

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

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

Gina Trautmann
 Signature of Applicant

VBR of Fraser, LLC
 Signature of Legal Property Owner

Gina Trautmann
 Please print/type name below signature

Philip P. Ruggeri, member
 Please print/type name below signature



City of Fraser

Building & Code Enforcement Department

NOTICE OF PLANNING COMMISSION HEARING

Please take notice that the City of Fraser Planning Commission will meet on **WEDNESDAY, SEPTEMBER 6, 2023, AT 7:00 P.M.** in the City of Fraser Municipal Complex, Council Chambers located at 33000 Garfield Road, Fraser, Michigan for the purpose of hearing the following appeal:

CONSIDERATION

#23-01 / 31401 GROESBECK HWY, POPEYES

BY REASON OF:

SECTION 32-203 OF THE FRASER ZONING ORDINANCE

PURPOSE OF REQUEST:

TO RECEIVE CLASS A NONCONFORMING STATUS, WHICH ALLOWS THE USE, ALTERATION, OR ENLARGEMENT OF A NONCONFORMING USE, STRUCTURE, OR LAND.

PROPERTY IN QUESTION:

31401 GROESBECK HIGHWAY, EAST OF UTICA, WEST OF GROESBECK HIGHWAY, SITE OF POPEYES DEVELOPMENT

Interested individuals are requested to view pertinent materials concerning these appeals at the Building Department located in City Hall during regular business hours. Written comments will also be accepted until 4 P.M. on the date of the hearing at Fraser Building Department, 33000 Garfield Road, Fraser, Michigan 48026.

The City of Fraser will provide necessary, reasonable, auxiliary aids and services to individuals with disabilities at the meeting upon four days notice to the Building Department, Leah Brown, at (586) 293-3100.

33000 Garfield • Fraser, Michigan 48026 • (586) 293-3100 option 2 • Fax: (586) 293-4717

City website: "www.micityoffraser.com" • Building Department email: "buildingdept@micityoffraser.com"



RESPONSE LETTER

TO: City of Fraser
Building Department
33000 Garfield Rd
Fraser, MI 48026

RE: Sec. 32-202. - Classification of nonconforming uses
Popeyes Fraser
31401 Grosbeck Hwy,
Fraser, MI 48026

August 3, 2023

Legal Description

A/P NO. 6, (L14, P30) PART OF LOT 114; ALSO A/P NO. 7 (L14, P31) ALL OF LOT 120 TOGETHER
DESC AS; BEG AT SE COR SD LOT 120, TH S89°00'46"W 356.10 FT, TH N23°00'40"W 107.00 FT, TH
N89°25'39"E 452.01 FT, TH S29°11'16"W 110.96 FT TO POB

Sec. 32-202. - Classification of nonconforming uses.

All nonconforming uses shall be classified as Class B nonconforming uses at adoption of this chapter. The planning commission, city council, building department, or any person with a property interest may submit an application for designation as a Class A nonconforming use. The planning commission, shall have the sole authority to designate a nonconforming use as a Class A nonconforming use upon finding that

- (1) continuance thereof would not be contrary to the public health, safety or welfare, or the spirit and intent of this chapter;

This renovation will in no way negatively impact public health, safety, or welfare. The proposed extension, and addition of the double drive-thru will improve safety on the site allowing for more practical staking of patrons at the drive-through. This eliminates the current set up of having drive-thru windows on both sides of the property which causes stacking issues and more confusing traffic/parking for patrons.

- (2) the use does not, and is not likely to, significantly depress the value of nearby properties;

The proposed renovations and site updates will not depress the value of nearby properties, by updating this building, site, and landscaping to the modern Popeyes standards one would expect an increase in nearby property value.

27300 Haggerty Rd., Suite F2, Farmington Hills, MI 48331
P: 248.426.8000 | F: 248.426.7004
Mail@TechnicalGroupInc.net



RESPONSE LETTER

- (3) the use was lawful at the time of its inception; and (4) no useful purpose would be served by strict application of the provisions or requirements of this chapter with which the use does not conform.

This building was originally zoned as Class C commercial when the site plan was approved in 2008 and later switched to IC- Industrial-controlled. So, at the time of inception the building was conforming and the provisions we are proposing would have been lawful. With the switch to IC zoning the building is a legally non-conforming use and cannot be extended upon.

Tim Morgan

Associate Architect
27300 Haggerty Rd., Suite F-2
Farmington Hills, MI 48331





MCKENNA

August 10, 2023

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

Subject: Proposed Nonconforming Class A Status, 31401 Groesbeck Hwy

Dear Planning Commissioners:

BACKGROUND

This communication pertains to an application for Nonconforming Class A status for a .95-acre parcel in the IC, Industrial Controlled district.

The 2021 Master Plan designates the subject parcel General Industrial. However, it is also within the Flex Corridor District Overlay, which is intended to allow for the maximum amount of development flexibility along Groesbeck Highway. Furthermore, the Master Plan states,

“By classifying this area as Flex Corridor, the City can achieve the goals of supporting existing businesses, while at the same time planning and allowing for new creative businesses to locate in newer high-quality buildings”

PROCESS FOR NONCONFORMING A STATUS

Per Article XIII of the Fraser Zoning Ordinance, a nonconforming use or structure shall be classified as Class B, which limits the ability to alter or enlarge the use or structure. The ordinance outlines the process by which an applicant may petition for Class A status, which allows for restoration, alternation, reconstruction, and/or substitution of nonconforming uses or structures.

Per Article XIII, Planning Commission makes determination whether a property shall become Class A after a duly-noticed public hearing. The following considerations shall inform the Planning Commission decision per Section 32-202:

1. Continuance of the use and structure would not be contrary to the public health, safety or welfare, or the spirit and intent of this chapter;
2. Continuance of the use and structure does not, and is not likely to, significantly depress the value of nearby properties;
3. The use was lawful at the time of its inception; and
4. No useful purpose would be served by strict application of the provisions or requirements of Article XIII with which the use and structure do not conform.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

REVIEW AGAINST CONSIDERATIONS

Based on our understanding of the site and improvements, we offer the following comments:

1. **Continuance of the use and structure would not be contrary to the public health, safety or welfare, or the spirit and intent of this chapter** – the continuance of this use, structure, and site improvements will likely not impede the public health, safety, welfare, or spirit and intent of the Zoning Ordinance or Master Plan. The proposed additions will improve traffic safety, allowing for more efficient stacking of patrons at the drive-through windows.
2. **Continuance of the use and structure does not, and is not likely to, significantly depress the value of nearby properties** – The proposed additions include improvements to the building, site, and landscaping. It is not anticipated that this Project will negatively impact the value of adjacent properties.
3. **The use was lawful at the time of its inception** – The use was lawful at the time of its inception. The original site plan was approved in September 2008 when the site was zoned Commercial.
4. **No useful purpose would be served by strict application of the provisions or requirements of Article XIII with which the use and structure do not conform** – Strict application of the provisions of Article XIII would limit the site and would not allow the applicant to make improvements to their vehicular circulation. We do not find any useful purpose served by the strict application of the provisions of Article XIII.

CONCLUSION

Within the existing context described herein, we recommend approval of the proposed Class A Status.

Please contact me with any questions; thank you.

Respectfully,

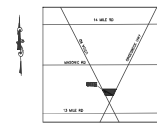
McKENNA



Lauren Sayre
Assistant Planner

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





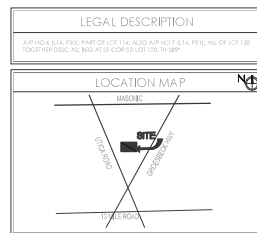
No.	Date	By	Initials
1	1-AUG-2020	JO	OFF APPROVAL PROCESSES

DROWN BYCMA
 CHECKED BY
 SIGNED BY AG HQ/2020
 Date: 08/11/20

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE
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PROJECT PORT OF SAN FRANCISCO FACILITY IMPROVEMENTS	SHEET # 16 DECK - JET PLAN
DO NOT SCALE FROM THIS SHEET DRAWING NUMBER: 010-010-010	
JOB # TG-22717	
SHEET C-1	

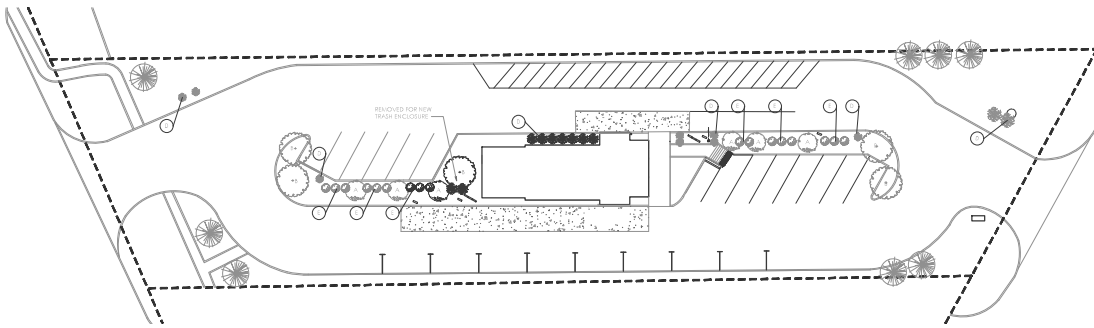


No.	DATE	BY	Notes
1	11/1/2003	JD	1ST APPROVAL RECEIVED
Dipankar Bhowmik			
Checked: SA			
Seq#: AS 101002			

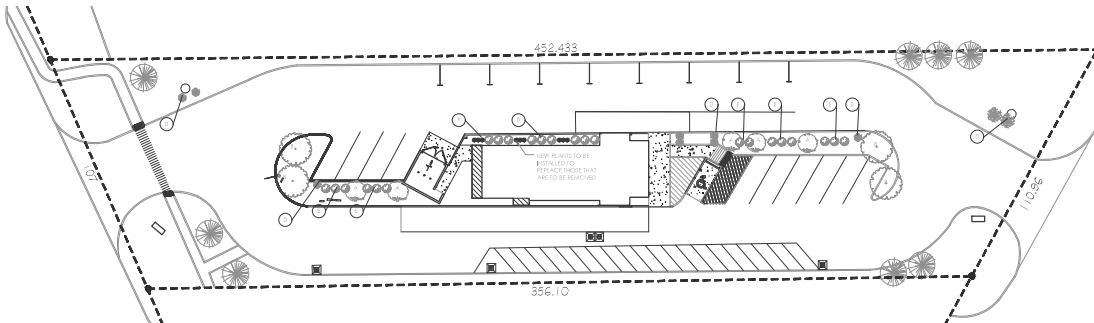
ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE AUTHORING FIRM.



PROJECT PORTS 3140 GORDON AVE. FACIES, ALABAMA	DESIGNED FOR CONSTRUCTION	SHEET TITLE PROPOSED RE PLAN
DO NOT SIGN OR REVISIONS UNLESS APPROVED BY THE OWNER		
JOB # TG-22717		
SHEET C-3		



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CS
EXISTING SITE PLAN
SCALE: 1/8"



1
CS
PROPOSED SITE PLAN
SCALE: 1/8"

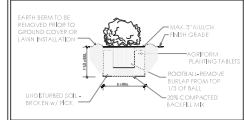
PLANT LISTING									
REF.	COMMON NAME	USE	SCIENTIFIC NAME	COMMON NAME	PLANT TYPE	HEIGHT	SPREAD	PLANTING	REMARKS
B-1	1	1	QUERCUS RUBRA	RED OAK	TR	20'	20'	10/20/20	
B-2	1	1	QUERCUS RUBRA	RED OAK	TR	20'	20'	10/20/20	
B-3	1	1	QUERCUS RUBRA	RED OAK	TR	20'	20'	10/20/20	
B-4	1	1	QUERCUS RUBRA	RED OAK	TR	20'	20'	10/20/20	
B-5	1	1	QUERCUS RUBRA	RED OAK	TR	20'	20'	10/20/20	
B-6	1	1	QUERCUS RUBRA	RED OAK	TR	20'	20'	10/20/20	
B-7	1	1	QUERCUS RUBRA	RED OAK	TR	20'	20'	10/20/20	
B-8	1	1	QUERCUS RUBRA	RED OAK	TR	20'	20'	10/20/20	
B-9	1	1	QUERCUS RUBRA	RED OAK	TR	20'	20'	10/20/20	
B-10	1	1	QUERCUS RUBRA	RED OAK	TR	20'	20'	10/20/20	

LANDSCAPE NOTES:

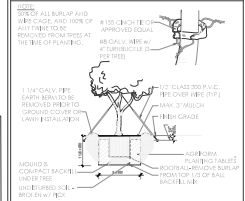
1. MATERIALS OF ALL PLANT MATERIALS SHALL BE ACCORDING TO THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN. LANDSCAPE MATERIALS SHALL BE SPECIALLY SELECTED TO MEET THE CITY OF MADISON.
2. THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE LANDSCAPE MATERIALS SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY.
3. ALL PLANTINGS SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE MAINTAINED FOR A PERIOD OF 90 DAYS AFTER THE DATE OF COMPLETION OF THE PROJECT.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE MATERIALS FOR A PERIOD OF 90 DAYS AFTER THE DATE OF COMPLETION OF THE PROJECT.
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10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE MATERIALS FOR A PERIOD OF 90 DAYS AFTER THE DATE OF COMPLETION OF THE PROJECT.

1. ALL LANDSCAPED AREAS SHALL BE DEMONSTRATED BY ALL BUILDING MATERIALS AND SHALL BE A MINIMUM OF 10' FROM THE BUILDING.
2. ALL LANDSCAPED AREAS SHALL BE MAINTAINED FOR A PERIOD OF 90 DAYS AFTER THE DATE OF COMPLETION OF THE PROJECT.
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SHRUB PLANTING

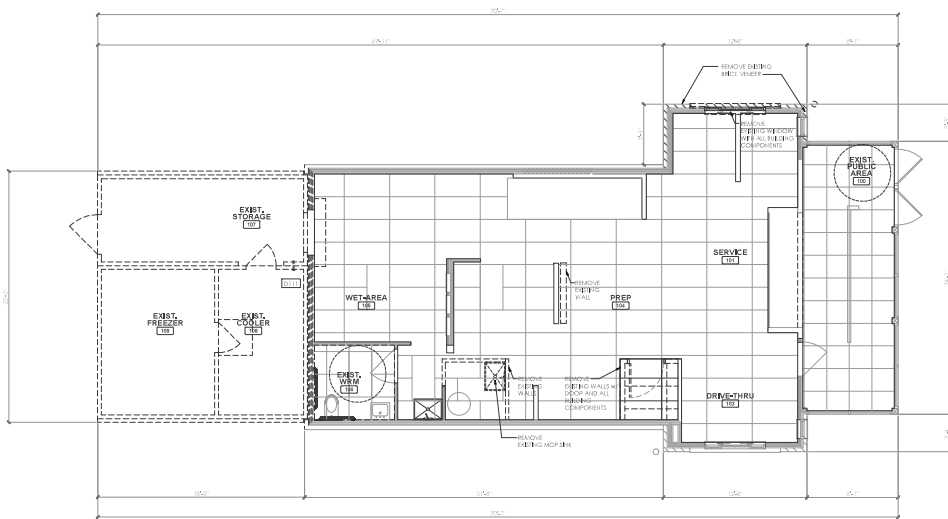


BOX TREE & GUYING DETAIL



NO.	DATE	BY	REVISION
1	10/10/2020	LS	1
2	10/10/2020	LS	2
3	10/10/2020	LS	3
4	10/10/2020	LS	4
5	10/10/2020	LS	5
6	10/10/2020	LS	6
7	10/10/2020	LS	7
8	10/10/2020	LS	8
9	10/10/2020	LS	9
10	10/10/2020	LS	10





1
D1 DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- VERIFY ALL CONDITIONS PRIOR TO DEMOLITION. DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF TECHNICAL GROUP, INC. PRIOR TO PROCEEDING WITH WORK.
- THE SCOPE OF REMOVAL WORK SHALL INCLUDE THE REMOVAL OF ALL EXISTING CONDITIONS AS REQUIRED TO ACCOMMODATE THE PROPOSED CONSTRUCTION AS INDICATED ON THE FLOOR PLAN, WHETHER OR NOT THE EXISTING CONDITIONS ARE CALLED OUT ON THE DEMOLITION PLAN.
- ALL WALLS INDICATED FOR DEMOLITION SHALL BE REMOVED FULL HEIGHT, UNLESS NOTED OTHERWISE. UPON REMOVAL FLOORS, CEILING AND ADJACENT WALLS SHALL BE APPROPRIATELY REPAIRED AND FINISHED TO MATCH EXISTING SURFACES.
- THE SCOPE OF THE CONTRACTORS REMOVAL WORK SHALL INCLUDE ALL REMOVALS SUCH THAT THE COMPLETED PROJECT IS TO THE LEVEL OF NEW CONSTRUCTION.
- PRIOR TO REMOVAL OF ANY PORTION OF AN EXISTING WALL FIELD, VERIFY WHETHER OR NOT IT IS A LOAD BEARING, OR CONCEALS ANY LOAD BEARING. IF SUSPECTED, THE DESIGN AND PROVIDER OF FLOOR SUPPORT SYSTEMS PRIOR TO REMOVAL. SUPPORT THE DESIGN PROVIDER (MAY) OF THE SUBCONTRACTOR DURING THE WORK, AND SHOULD BE COORDINATED WITH THE ARCHITECT AND/OR THE STRUCTURAL ENGINEER PRIOR TO COMMENCING WORK.
- ALL CONSTRUCTION SCHEDULES AND METHODS OF DEMOLITION SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.
- EXISTING FINISHES AND MATERIALS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- ALL WORK SHALL BE COMPLETED PRIOR TO THE BEGINNING OF CONSTRUCTION.
- IF ANY DISCREPANCIES ARE ENCOUNTERED DURING DEMOLITION, CONDUCT AS TESTS, THEN NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY. ANY DISCREPANCIES SHALL BE REPORTED FOR LOCAL, STATE AND FEDERAL REGULATIONS.
- PROTECT EXISTING AND EXTERIOR FINISHES, FINISHING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE ELEMENT TO BE DEMOLISHED, AND ADJACENT FINISHES OR WORK TO REMAIN.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING POWER SAW, HAND SAW OR HAND TOOLS. DO NOT USE POWER OR IMPACT TOOLS.
- FOR EXISTING SLAB ON GRADE, USE REMOVAL METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT SLABS OR PARTITIONS. USE POWER SAW, HAND SAW OR HAND TOOLS.
- ALL FLOORS SCHEDULED TO RECEIVE NEW FINISHES SHALL BE APPROPRIATELY REPAIRED AND MADE LEVEL. REFER TO FLOOR PLAN AND FINISH SCHEDULE FOR THE EXTENT OF NEW FLOOR FINISHES.
- N/A.
- REMOVE ALL UNWANTED CONDUITS, PIPING, WIRING AND EQUIPMENT THROUGHOUT.

LEGEND

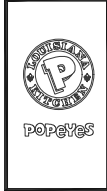
——— EXISTING WALL TO REMAIN

--- DEMO WALL TO BE REMOVED

TAG KEY

RELEVANT TAG	REWORK TAG	SCORE TAG	WALL TAG	DOOR TAG	WIRING TAG
SEE SHEET A-1	SEE SHEET A-1	SEE SHEET A-1	SEE SHEET A-1	SEE SHEET A-1	SEE SHEET A-1

NO.	DATE	BY	CHKD.	REV.
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PROJECT: T-22717

CLIENT: T-22717

DATE: 11/11/2021

SCALE: 1/8" = 1'-0"

PROJECT: T-22717

CLIENT: T-22717

DATE: 11/11/2021

SCALE: 1/8" = 1'-0"

PROJECT: T-22717

CLIENT: T-22717

DATE: 11/11/2021

SCALE: 1/8" = 1'-0"

PROJECT: T-22717

CLIENT: T-22717

DATE: 11/11/2021

SCALE: 1/8" = 1'-0"

SHEET D-1

[illegible]

DEMO ENTRY DOORS, HARDWARE, & CLOSURE.

DEMO CORPING AS INDICATED.

DEMO DRIPED THRU WINDOWS.

DEMO WINDOW ON DRIVE THRU LANE FOR MURAL WALL.

DEMO CANYOLES.

DEMO LIGHTS.

DEMO TERRACE.

[illegible]

FILE	DATE	BY	NO/ISS
1	14/03/23	10	11 APPROVAL PROCES

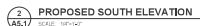
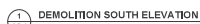
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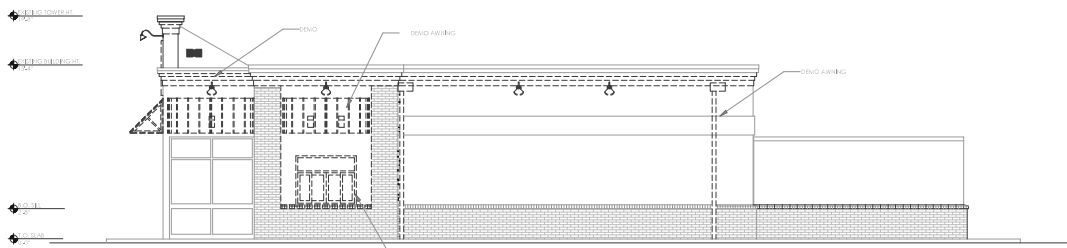
Scanned: ALH0320

Date: 04.11.23

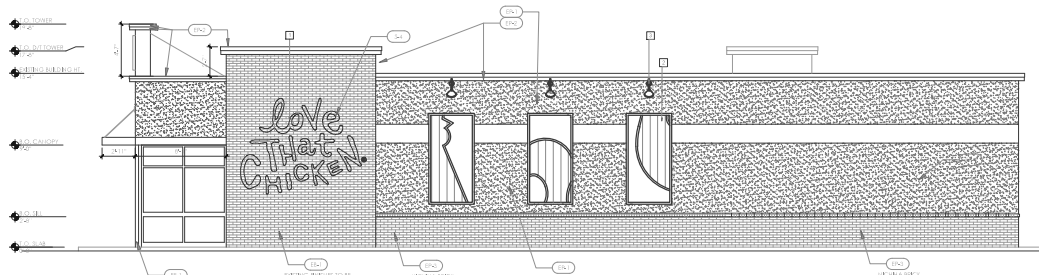
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 04/11/23 BY 60320







1 DEMOLITION NORTH ELEVATION
A5.2 SCALE 1/4"=1'-0"



2 PROPOSED NORTH ELEVATION
A5.2 SCALE 1/4"=1'-0"

SCOPE OF WORK PROPOSED

DEMO ENTRY DOORS, HARDWARE, & CLOSURE.
DEMO CORING AS INDICATED.
DEMO DRIVE THRU WINDOWS.
DEMO WINDOWS ON DRIVE THRU SIDE FOR MURAL WALL.
DEMO CANOPIES.
DEMO LIGHTS.
DEMO SIGNAGE.

TAG KEY	SECTION TAG	SCOPE TAG	DOOR TAG	WINDOW TAG	MATERIAL TAG
			SEE SHEET A-1.1	SEE SHEET A-1.1	SEE SHEET A-2.1

EXTERIOR ELEVATION NOTES

- [illegible]

2021 POPEYE'S FINISH SCHEDULE

[illegible]

Item	Date	By	Notes
1	6/5/2023	SD	RE APPROVAL PROCESS

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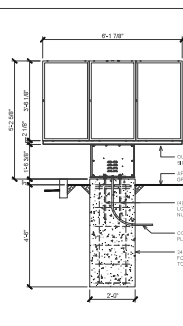
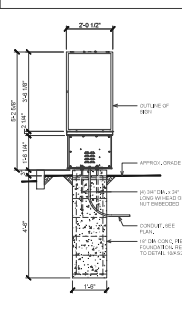
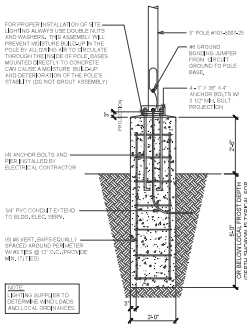
Checked by: _____
 Scale: AS REQUIRED
 Date: 06/19/23



PROJECT POPPLES 3840 GARDENVIEW FARMERS MARKET --- NOT FOR CONSTRUCTION ---	SHEET DECKA-PROCESSED COTTON ELEVATED
JOB # TG-22717	
SHEET A-2.2	

CRITICAL NOTES

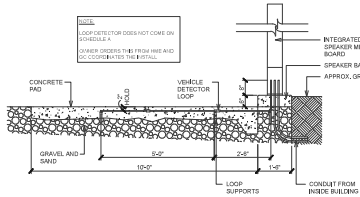
COMB. SPEAKER POST AND PRE-SELL MENU BOARD ALL PROVIDED BY OWNER, SHIPPED TO SITE FROM VENDOR TO BE ORDERED 12 WEEKS AHEAD OF INSTALL.
INSTALLED AND SCHEDULED BY OWNER /VENDOR, INSTALL TO BE SCHEDULED A MIN OF 4 WEEKS BEFORE DESIRED DATE.
FOUNDATION, DATA AND ELECTRICAL BY GE/USG.
ANCHOR BOLTS TO BE IN AN 8X8 PATTERN, INSTALL BY GC, TO BE COMPLETED PRIOR TO HAVING SW ON SITE.
THESE DRAWINGS ARE INTENDED TO BE REVIEWED IN CONJUNCTION WITH THE COMB INSTALL DETAILS, YOU CANNOT RELY ON THESE DRAWINGS ALONE FOR A SUCCESSFUL INSTALLATION.



1 EXTERIOR POLE LIGHTS
SCALE: 1/8\"/>

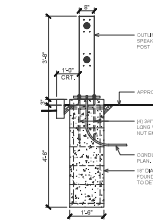
2 DT DIGITAL PRE-SELL MENU BOARD
SCALE: 1/8\"/>

3 DT DIGITAL MENU BOARD
SCALE: 1/8\"/>



5 VEHICLE DETECTOR LOOP SECTION
SCALE: 1/2\"/>

6 N/A
SCALE: 1/2\"/>



7 SPEAKER POST DETAIL
SCALE: 1/2\"/>

NOTES:

1. SIGNAGE VENDOR TO DETERMINE NUMBER OF DIRECTIONAL SIGNS AND LOCATIONS (SITE VERIFY)
2. EXISTING POST FOR PYLON SIGN TO BE RE-USED AND REPAINTED, COLOUR: PAINTED BLACK GLOSS

GENERAL NOTES

1. ALL SIGNS SHALL BE ERECTED IN ACCORDANCE WITH ALL LOCAL CODES AND SOIL CONDITIONS.
2. DESIGNER ARE FREE TO PERFORM LOADS VERIFY LOCAL WIND AND SOIL CONDITIONS.
3. ALL PAINTED PAVEMENT MARKERS ARE TO BE SOLID YELLOW AND FURNISHED BY GENERAL CONTRACTOR.
4. WHEN UNABLE TO VIEW CARDS PLACING ORDERS DIRECTLY FROM PICKUP WINDOW A SC CORNER VENDOR SHALL BE PLACED IN AN APPROPRIATE LOCATION TO NEW CUSTOMER ORDER AT STATION.

NOTES:
DETAILS FOR
REFERENCE ONLY.
COORDINATE WITH
SITE PLAN DRAWING
FOR EXACT
REQUIREMENTS.

SOIL CLASS 5

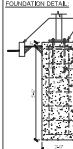
WIND LOAD 60 MPH (ASCE 7-10) 15 PSF (ASCE 7-10)

FOUNDATION DETAIL



WIND LOAD 120 MPH (ASCE 7-10) 15 PSF (ASCE 7-10)

FOUNDATION DETAIL



WIND LOAD 150 MPH (ASCE 7-10) 15 PSF (ASCE 7-10)

FOUNDATION DETAIL



8 N/A
SCALE: 1/2\"/>

9 SIGNAGE BOARD DETAIL
SCALE: 1/2\"/>

10 FOUNDATION DETAIL @ DIGITAL MENU BOARD
SCALE: 1/2\"/>

NO.	REVISION	DATE	BY	CHKD BY
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64	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
65	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
66	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
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70	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
71	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
72	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
73	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
74	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
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77	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
78	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
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93	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
94	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
95	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
96	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
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98	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
99	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG
100	FOR CONSTRUCTION	10/1/2023	GE/USG	GE/USG



Review Against Zoning Standards



1. IC, Industrial Controlled District (Section 32-144)

a. Zoning and Land Use (Section 32-144 (1))

The applicant, Technical Group Inc., proposes to renovate an existing drive thru Popeye's restaurant. The 0.95-acre site, in the IC zoning district, is located on Groesbeck Highway south of Masonic Avenue. The proposed renovations include, but are not limited to, the following: install and relocate a new trash enclosure; install new concrete sidewalks, curbs, light poles, and signage; replace the building's brick façade; and install new landscaping.

The site is zoned IC, Industrial Controlled. Per Section 32-144, 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." All uses permitted in the IR District are also permitted in the IC district, *except for commercial uses* (emphasis added).

The foregoing paragraph would seem to suggest that the Popeyes' drive thru restaurant at issue is not permitted on the subject site. But when the Popeyes site plan was originally approved in September 2008 the site was zoned Commercial. Therefore, the existing building is a legally non-conforming use. Under Section 32-201(b) of the City's Zoning Ordinance, "nonconformities shall not be enlarged upon, expanded or extended". However, the applicant's plan shows the proposed restaurant being larger than the existing one.

Under Article XIII, a non-conforming use can apply for a Class A designation, which would allow for the alteration or enlargement of the building, provided that it does not violate any condition imposed by the planning commission established at the time of its designation. A separate application for the Class A designation has been submitted.

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

Requirement Type	IC District Requirements	Subject Site	Requirements Met
Minimum Lot Size	20,000 sq. ft.	41,382 sq. ft.	Yes
Minimum Lot Width	100 ft.	111 ft.	Yes
Front Yard Setback	110 ft.	>110 ft.	Yes
Side Yard Setback	20 ft.	31 ft. (north) 32.6 ft. (south)	Yes
Rear Yard Setback	20 ft.	>20 ft.	Yes

The site conforms to all dimensional requirements of the Zoning Ordinance.

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

a. Parking

The site currently has 17 parking spaces, including one that is handicapped accessible. Although the parking configuration would change under the applicant's plan, the number of parking spaces would remain at 17 spaces.

Under Section 32-93(6)(l) of the Ordinance, the formula to calculate the required minimum number of parking spaces for fast-food and drive-in restaurants is as follows:

"One (1) space for each two (2) employees, plus one (1) space for each two (2) seats intended for patrons within the restaurant building and one (1) space for each twenty (20) square feet of building floor area available in the order-waiting area, plus six (6) standing spaces for each service window.'

Since the restaurant has a total of 6 employees, roughly 190 square feet of building floor area available in the order-waiting area, and one service window, applying this formula yields 18 parking spaces.

Although the City's current Ordinance requires at least 18 parking spaces, a smaller number was allowed when this Popeyes restaurant obtained site plan approval in September 2008, and therefore the current number of spaces (17) is legally nonconforming. If the applicant were proposing to eliminate any parking spaces, it would be expanding a legally non-conforming use. However, since it is proposing to keep the exact same number of parking spaces, 17 parking spaces should be permissible.

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 two points of ingress/egress that are both 29.7' feet wide. Although this falls just short of current Ordinance requirements, it is legally non-conforming and is acceptable.

c. Stacked Spaces

Section 32-95 states that "on the same premises with every building, structure or part thereof, erected and occupied for the purpose of serving customers in their automobiles by means of a service window or similar arrangement where the automobile engine is not turned off, there shall be provided three (3) off-street waiting spaces for each service window." The proposed plan shows two service windows and seven off-street waiting spaces. Therefore, this Ordinance requirement is satisfied.

3. Landscaping (Section 32-84)

Section 32-84.a of the City's Zoning Ordinance notes that the sites in the IC District 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.*"

Nevertheless, the applicant has provided a landscaping plan that shows it intends to remove a total of 14 plants and install a total of 59 total plants. No other changes to the existing site landscaping are proposed.

4. Signs (Section 32-85)

The applicant has submitted plans for a menu board sign. This should be reviewed at a separate time when the applicant applies for a sign permit for the menu board.

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 building elevations provided by the applicant show that the exterior of the building will be composed of vintage brick. Therefore, this requirement is satisfied.

6. Screening (32-82)

The Section 32-82 of the Ordinance states that screening is required "between any use district that abuts any other use district". The subject site is bordered on the south by the CG district and on the northwest by the IR district but does not have adequate screening from these adjacent districts. Per Section 32-82(1) of the Ordinance, for screening in the IC district, "the planning commission shall determine the height of an eight (8) inch steel reinforced protective faced brick or approved poured concrete decorative wall from four (4) to six (6) feet." Once the planning commission advises the applicant on screening, the plans should be revised accordingly.

7. Lighting (Section 32-86)

The lighting plan the applicant submitted includes illumination levels that exceed the Ordinance maximum. While the Ordinance specifies lighting in various areas of the site, the maximum illumination is 5 foot candles. The illumination of the proposed site is 8.7 foot candles. The applicant shall comply with the lighting standards in Section 32-86.

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

Given the analysis above, McKenna recommends conditional approval of the application upon the following criteria:

- *A compliant lighting plan is submitted.*
- *The Class A Designation is approved.*

Respectfully,

McKENNA



Lauren Sayre
Assistant Planner



Andrew Littman
Senior Planner

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

Site Plan Review Summary

Site plan dated June 26, 2023

SP23-03

City of Fraser, Michigan

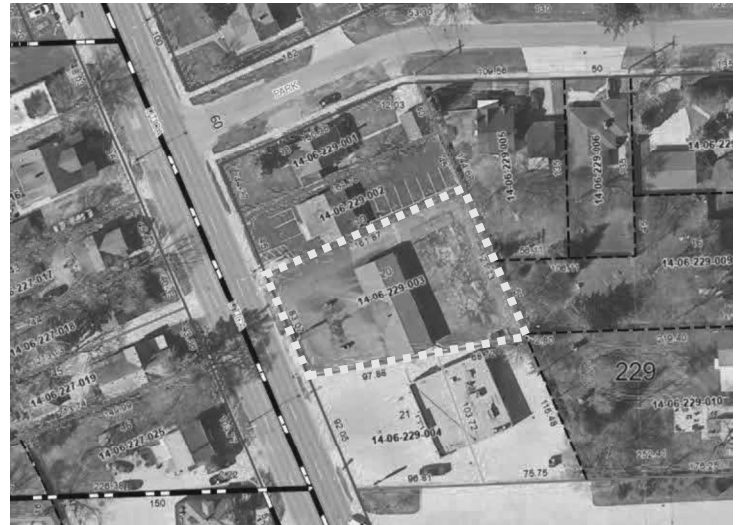


SITE ADDRESS / LOCATION 32660 Utica Road	APPROVING BODY Planning Commission	PUBLIC HEARING DATE n/a
STAFF REPORT CONTACT INFORMATION Building Clerk – Kayshe Johnson – (586) 293-3100 ext. 154 Planning Consultant – Lauren Sayre – (586) 293-3100 ext. 153	APPLICANT / PROPERTY OWNER Sam Thomas, Applicant Fadi Akkam, Property Owner	

BRIEF SUMMARY OF REQUEST:

The applicant, Sam Thomas, proposes to demolish the existing car wash located at 32660 Utica Road and constructing a new strip mall. This strip mall will consist of 3,516 square feet of retail space and three commercial units.

An additional 1,421 sq. ft. will be added to the existing structure (2,095 sq. ft.). The applicant also proposes to repair the masonry wall on the east side of the property and replace the damaged asphalt on the property.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	CN – Commercial Neighborhood	North: CN South: CN East: RM West: CN	Various renovations and additions	Total site area = 0.38 acres 83.07 ft. frontage on Utica Road

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

Department Use Only:

Permit Issue Date: _____ Permit No: _____ Receipt No: _____

**Application for Plan Examination and Building Permit
CITY OF FRASER BUILDING DEPARTMENT**

33000 GARFIELD ROAD
FRASER, MI 48026

OFFICE: (586) 293-3100 option 2
INSPECTION LINE: (586) 293-3100 ext. 153



APPLICANT STATUS (circle one): OWNER CONTRACTOR OTHER

Location, ownership, and details must be correct, complete, and legible. A separate application is required for each structure or tenant space. A site plan, specifications and plans draw to scale (including electrical, plumbing and heating, if applicable) must be filed with this application. All easements must be shown on the site plan.

PROJECT

LOCATION/ADDRESS: 32660 UTICA, Fraser, Michigan 48026-3833

SUBDIVISION: A/P # 01 FRASER LOT #: _____

PROPERTY #: 1 4 0 6 2 2 9 0 0 3 LOT/PARCEL SIZE: .38 Acre

TYPE OF PROJECT

Single Family Residential

Multiple Family

No. of units _____

Commercial

Industrial

Other _____

REQUEST FOR BUILDING PERMIT TO:

Construct

Complete

Addition to

Alter

Repair

Demolish

Other _____

New Building

Existing Structure

Garage

Deck

Roof

Pool/Spa

Shed/Accessory Building

Other _____

GENERAL DESCRIPTION OF PROJECT: _____

Project Size (sq. ft) _____ Estimated Cost \$ _____ Number of Stories _____

LEGAL PROPERTY OWNER: Fadi Akkam

Home Address: 49685 Richardson Dr, City: Shelby Twp State: MI

Zip Code: 48315 Home Phone: 586-822-9717 Email: Faditherealtor@gmail.com

Individual Proposing Construction, if other than owner (i.e., Contractor, Const. Manager, etc.)

Contractor Name: _____

Address: _____ City: _____ State: _____

Zip Code: _____ Office Phone: _____ Email: _____

Fax: _____ Contact Person: _____

Residential Builder's License # _____ Expiration Date: _____

Driver's License #: _____ Expiration Date: _____ Date of Birth: _____

Federal Employer ID Number: _____
(or reason for exemption)

Workers Comp Insurance Carrier: _____
(or reason for exemption)

MESC Employer Number: _____
(or reason for exemption)

ARCHITECT/ ENGINEER: _____

Address: _____ City: _____ State: _____

Zip Code: _____ Office Phone: _____ Email: _____

Fax: _____ Contact Person: _____

I certify that the information on this application and the plans and specifications attached hereto are true and correct and that I have reviewed all deed restrictions, which may apply to this construction and am aware of my responsibility there under. Further, I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Section 23a of the State of Michigan Construction Code Act of 1972, Act no. 230 of the Public Acts of 1972, being Section 125, 1523a of the Michigan Compiled Laws, prohibits from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Printed Name of Applicant

Fadi Akkam

Signature of Applicant



Date

08-03-2023

Printed Name of Owner

Signature of Owner

Date

**THIS PAGE FOR
BUILDING DEPARTMENT USE ONLY**

REVIEWS	DATE	REVIEWER	NOTES
Zoning			
Engineering			
Fire Department			
Electrical			
Plumbing			
Mechanical			
Building			
Planning Commission			
Zoning Board of Appeals			

Review comments/special stipulations: _____

Zoning District: _____ Construction Type: _____ Use Group: _____ Occupancy Load: _____
Estimated Cost (Dept's) _____ Flood Zone: _____ Elevation Certificate Required: _____
Project Size (Dept's) _____
Code Edition: State Building, Plumbing, and Mechanical Codes _____ 09 MBC _____ 09 MRC _____
Sprinkler System Required: _____ Hazard Class: _____ Sprinkler/Standpipe Demands: _____
Sprinkler System Notes: _____

Application Fee.....	\$30.00
Building Permit Fee.....	_____
Zoning Fee.....	_____
Sewer Tap Fee.....	_____
Sewer Maintenance Fee.....	_____
Water Tap Fee.....	_____
Water Meter Fee.....	_____
Building Bond.....	_____
Plan Review Fee.....	_____
Underground Inspection Fee.....	_____
Tree Bond.....	_____
Registration Fee.....	_____
TOTAL	

THIS PAGE FOR BUILDING DEPARTMENT USE ONLY
PLAN REVIEW RECORD FOR

The following corrections, amendments, and stipulations shall be made a part of this permit:

NO.	DESCRIPTION	SECTION

I, the undersigned, have received a copy of the approved plans and correction list for the project addressed above. I certify that the proposed work will be in compliance with all applicable codes.

(PRINTED NAME) _____

(SIGNATURE) _____

(DATE) _____

OFFICE USE ONLY	
DATE APPROVED: _____	CALLED (#): _____
DATE: _____	LEFT MESSAGE / SPOKE WITH: _____

**estee
design**

Samirt905@aol.com

**30516 Marshall
Southfield, MI 48076
(248) 421-5798**

August 07, 2023

Dear Fraser Building Department,
I am pleased to present the following drawings for the proposed site and building modification of the existing Coin operated car washed located at 32660 Utica Rd. We will be demolishing the existing structure and building a new structure on the existing foundation. The new strip mall will consist of 3,516 square feet of retail space.

Sincerely,

Sam Thomas



TOPOGRAPHIC
SCALE: 1"=20.0'



LOCATION MAP
N.T.S.

ZONING: CN (COMMERCIAL NEIGHBORHOOD)
BUILDING USE: AUTO WASH

LEGAL DESCRIPTION:
ASSESSOR'S PLAT NO 1 (L14, P34) LOT 20

SITE PLAN:
PROPERTY AREA: 16,576 SF ± ± ± ± ± 0.38 AC
EX. BUILDING: 2,085 SF

LEGEND



**BEARING
CONSTRUCTION
AND
CONSULTINGS
LLC**
32969 WASHINGTON CT.
STE. 120
FARMINGTON HILLS, MI
PH(248) 470-9057

PROJECT
PROPOSED
STRIP MALL
(WHITE BOC)
32660 UTICA RDE
FRASER, MI

CLIENT

REVISIONS

NOTES

APPROVED BY
LARRY MEROGI

SEAL

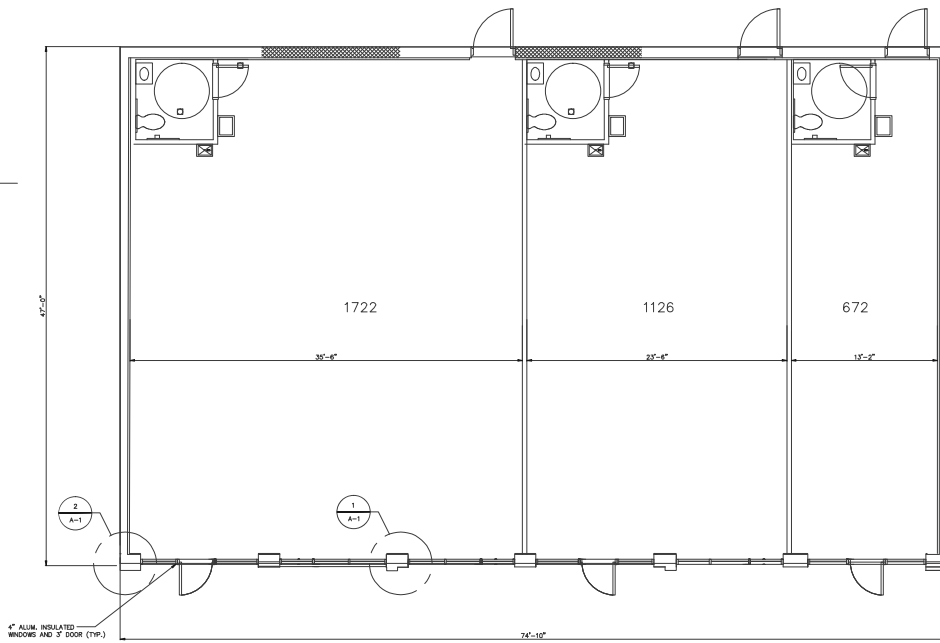
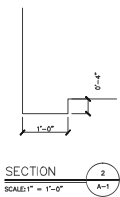
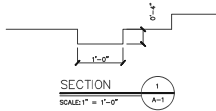


SCALE:
AS NOTED

DATE
6/26/2023

SHEET TITLE
TOPO

SHEET
C-1



A FLOOR PLAN
A-1 1/4" = 1'-0" (PROPOSED)



BEARING CONSTRUCTION
REARLY & CONSULTING LLC
598-822-9717
shoofmitchell@gmail.com
47792 Von Dyke Ave., Shelby
Township, MI 48317

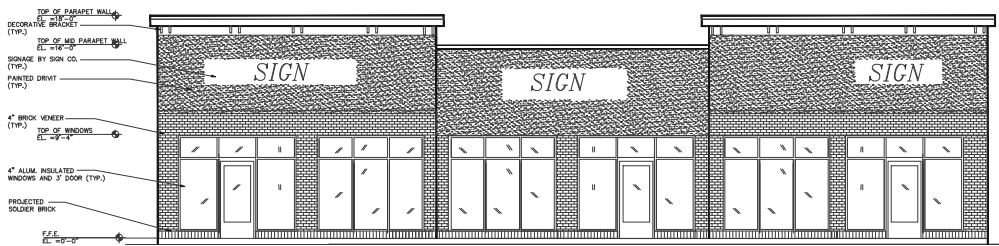
SHEET TITLE:
FLOOR PLAN
PROJECT TITLE:
PROPOSED STRIP MALL
1722, 1126, 672 SQ. FT.
FRASER, MI 48206

DATE	BY	ISSUED FOR
2-3-23	SI	REVIEW
4-7-23	SI	SITE PLAN APPROVAL

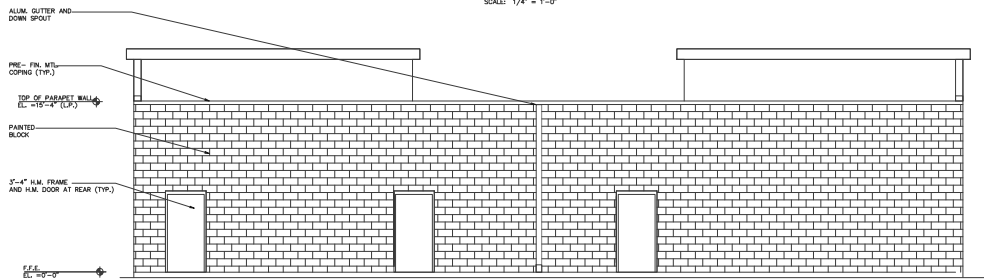
SCALE:
AS NOTED

SHEET NO.:
A-1

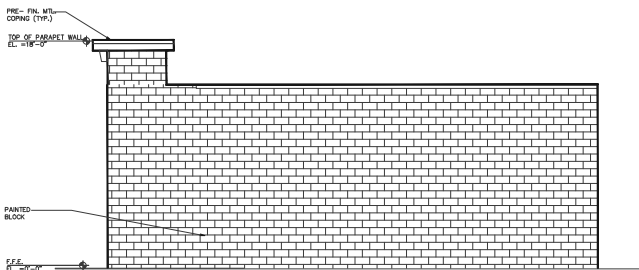
PROJECT NO.:
23-1041



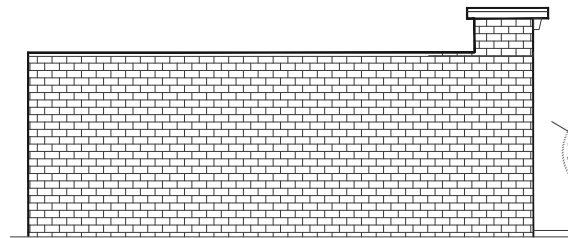
FAST ELEVATION
SCALE: 1/4\"/>



WEST ELEVATION
SCALE: 1/4\"/>



NORTH ELEVATION
SCALE: 1/4\"/>



NORTH ELEVATION
SCALE: 1/4\"/>



BEARING CONSTRUCTION
& CONSULTING LLC
598-622-9117
showntremendous.com
47792 Van Ock Ave, Shelby
Township, MI 48317

SHEET TITLE
BUILDING ELEVATIONS
PROJECT TITLE
PROPOSED STRIP MALL
10000 VAN OCK AVE
FRASER, MI 48206

DATE	BY	ISSUED FOR
2-3-23	SI	REVIEW
4-7-23	SI	SITE PLAN APPROVAL

SCALE:
AS NOTED
SHEET NO.:
A-2
PROJECT NO.:
23-1041

Review Against Zoning Standards



The underlined items indicate outstanding or non-compliant requirements.

1. CN, Commercial neighborhood district (Section 32-133)

a. Zoning and Land Use (Section 32-133 (1))

The applicant, Sam Thomas, proposes to modify the existing coin-operated car wash building. The modifications will include an expansion of the building to create a 3,516 sq. ft. retail strip mall. The strip mall will include 3 commercial units.

Per Section 32-133, the CN District is designated to, “*meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. Protection of nearby residential districts is considered of importance; thus, businesses which tend to be a nuisance to immediately surrounding residential areas are excluded, even though the goods sold or services offered might fall within the convenience classification.*”

The proposed use of retail establishments aligns with the intent of the CN District.

b. Dimensional Requirements (Section 32-133 (3))

Requirement	CN District Requirements	Subject Site	Requirements Met
Minimum Lot Size	7,200 sq. ft.	16,576 sq. ft.	Yes
Minimum Lot Width	60 ft.	82.95 ft.	Yes
Front Yard Setback	100 ft.	>100 ft.	Yes
Side Yard Setback	0 ft.	24.37 ft. (north) 0 ft. (south)	Yes
Rear Yard Setback	30 ft.	66.53 ft.	Yes
Building Height	2 stories, 25 ft.	1 story, 18 ft.	Yes
Maximum Lot Coverage	30%	21.2%	Yes

The site conforms to all dimensional requirements of the Zoning Ordinance.

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

a. Parking

Under Section 32-93(6)(j) of the Ordinance, retail stores are required to include one (1) space for each 150 ft. of floor area. Given this requirement, the site would need twenty-four (24) parking spots (3,516 sq. ft/ 150 = 23.44). Per ADA requirements, one (1) parking space is required to be accessible parking (handicapped parking).

The site currently has 23 parking spaces, including one (1) that is handicapped accessible. An additional parking space is required, per Sec. 32-92(9), when units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction shall require one (1) parking space.

Additionally, the parking setback is 70 feet. Parking is currently only setback 35 feet in the front.

The applicant shall also verify the accessible parking space and access aisle meet ADA requirements. The access aisle and parking spot must be at least 192 inches wide with the minimum parking space width of 96 inches.

The applicant has indicated that they intend to apply for a setback variance. At this time, no variance applicant has been received by Planning.

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 point of ingress/egress that is 36.57 feet wide.

c. Loading Spaces

Section 32-97 specifies that one (1) loading space that has an area ten (10) feet by fifty (50) feet, with fifteen (15) feet height clearance shall be provided. The applicant indicated a 10 foot by 50 foot loading zone on the north side of the property.

Section 320131(i) specifies that loading shall only be provided in rear yards, but side yard loading may be permitted by Planning Commission when such space and loading facilities would not interfere with parking and circulation, either vehicular or pedestrian, and would not be detrimental to any nearby residential district or use. Loading may not be located closer than forty-five (45) feet to any rear property line adjacent to a property line. The Planning Commission must approve the side yard loading configuration. Planning Staff recommend Planning Commission approval given the limited space in the rear yard.

3. Landscaping (Section 32-88)

Requirement	CN District Requirements	Subject Site	Requirements Met
Interior Parking Lot Landscaping	One (1) tree for each six (6) parking spaces 4 trees required	-	<u>No</u>
Minimum Lot Width	One (1) tree shall be planted for each thirty (30) linear feet public right-of-way frontage	-	<u>No</u>

The applicant proposed two landscaped areas totaling 287 sq. ft. on the south and east sides of the property. The site is currently completely asphalt. The current landscape plan does not comply with Ordinance Standards, however, per Sec. 32-84(6), “The Planning Commission may approve constructed features of other materials such as masonry walls or brick, stone and cobblestone pavement as a supplement or substitute, upon a showing by the applicant that general plantings will not prosper at the intended location.”

Per Sec. 32-131(e), “All dumpsters shall be visibly screened from any area visible to the public by use of a wall of the same material as the building walls to ensure aesthetic compatibility and construction of poured concrete.” The dumpster is located at the northeast corner of the site and is screened by a 6-foot-tall masonry wall. The applicant shall specify the building material of the masonry wall and it must be consistent with the proposed building material for the primary structure.

4. Signs (Section 32-85)

The applicant proposes three wall signs on the elevation plans for each commercial unit. Separate sign permits will be required before any signage is approved.

5. Architecture and Building (Section 32-131(1))

The zoning ordinance requires that, in the commercial districts, “the exterior of all buildings hereafter erected shall be constructed of aesthetically pleasing brick and/or stone building materials.”

The building elevations provided by the applicant show that the exterior of the building will be composed of

projected soldier brick, brick veneer, and painted dryvit (synthetic stucco).

Per Sec. 32-131, *"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."* The Planning Commission shall decide if the dryvit is acceptable.

6. Screening (32-82)

The Section 32-82 of the Ordinance states, *"Whenever an industrial use or general commercial use abuts a residential use or use district, a six (6) foot high poured decorative concrete wall shall be placed on the property line, with a ten (10) foot wide landscaped greenbelt provided between the wall and the building, parking lot or loading area. Such greenbelt shall be planted with one (1) two-inch deciduous tree for each thirty (30) feet of wall length, or portion thereof. The remainder of the greenbelt shall be planted with decorative shrubs and grass, ground cover, or other acceptable landscape materials as determined to be appropriate by the planning commission."*

The applicant proposes repairing the 6-foot-tall masonry wall on the rear of the property; however, no landscaped greenbelt is proposed in front of the wall. The applicant shall provide the required greenbelt landscaping in front of the wall.

7. Lighting (Section 32-86)

Since the applicant has not provided a lighting plan, we are unable to determine compliance with the Ordinance. The applicant shall provide an adequate lighting plan for review.

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.

The Public Safety Department reviewed the site plan on August 11, 2023, and provided no concerns.

The Engineering Department Concerns were submitted August 18, 2023.

RECOMMENDATION

Given the analysis above, The Planning Department recommends tabling the application at this time. We anticipate substantial lot configuration amendments in order to comply with the Ordinance. We encourage the applicant to review our comments and submit a revised site plan.

Respectfully,

McKENNA



Lauren Sayre
Assistant Planner

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



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

August 18, 2023

Dennis Szymanski, Building Official
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

Reference: Site Plan Review

32660 Utica (SP23-03)
AEW Project No. 0190-0506

Dear Mr. Szymanski:

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

Utilities

1. The site is served by existing water, sanitary and storm sewer. A utility plan was not included in the site plan package, but it is anticipated on-site utilities will be re-utilized and all utility work (if any) will be inside the building.
2. The condition of existing sanitary sewer leads will need to be verified prior to re-use.
3. The proposed modifications do not appear to be increasing the volume and rate of stormwater runoff, so additional on-site detention will not be required.
4. Total disturbed area is less than 1 acre, so water quality treatment measures will not be required.

General

1. Prior to issuance of the Building Permit, the petitioner will be required to submit detailed engineering plans for review. The applicable City of Fraser Standard Details shall be included in final engineering plans. Digital copies are available from our office.
2. An accessible route will need to be provided/indicated from the public sidewalk to the building entrance.
3. There may be maneuverability issues with the proposed parking spaces along the southerly property line as shown.



Dennis Szymanski

August 18, 2023

Page 2

4. Sidewalk along the face of the building will need to be 7' wide if a 2' overhang is included in the parking space depth.
5. Any off-site work on adjacent property will require approval from the property owner.
6. Any work in the Utica Road Right of Way will require a permit from the Macomb County Department of Roads.

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

Sincerely,

Michael A. Vigneron, PE
Director of Engineering

cc: Alicia Warren, McKenna
Mark Ragsdale, DPW Superintendent

M:\0190\0190-0506\Civil\Reviews and Submittals_Site Plan Reviews\SitePlanReview_SP23-03_32660Utica_230818.docx

Site Plan Review Summary

Site plan dated August 8, 15, 25, 2023

SP for SLU23-01

City of Fraser, Michigan



SITE ADDRESS / LOCATION 31000 Groesbeck Highway	APPROVING BODY Planning Commission	PUBLIC HEARING DATE August 2, 2023
STAFF REPORT CONTACT INFORMATION Building Clerk – Kayshe Johnson – (586) 293-3100 ext. 154 Planning Consultant – Lauren Sayre - (586) 293-3100 ext. 153	APPLICANT / PROPERTY OWNER Rimon Koreal, Randa Odeesh	

BRIEF SUMMARY OF REQUEST:

The applicant, Rimon Koreal, proposes to open an auto service center utilizing the existing building. However, the applicant proposes to add two bay doors to the front of the structure. Additionally, all auto servicing will be done within the building.

The existing lighting will remain, and the applicant proposes to add two flower planters in the front of the building.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	CG – General Business District	Other commercial and industrial sites	Planter boxes	Total site area = 0.21 acres 186.14 ft. frontage on Groesbeck Highway, 94.24 ft. frontage on 13 Mile Road

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

____ 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: Compass Auto Glass

Address of Project: 31000 Groesbeck Hwy Fraser, MI 48026

Proposed Use: _____

Applicant's Name: Rimon Koreal -Randa Odeesh

Address: 37165 Gary Dr

City: Sterling Heights Mi Zip: 48310 Phone: 586-817-9013

Parcel Identification: 03-14-05-354-002

Complete Legal Description: (use opposite side or attach separately)

Zoning: CG Size in acres: 0.21AC Parcel Width: _____ Parcel Length: _____

Legal Owner:

Name: Rimon koreal- Randa Odeesh Phone #: 586-817-9013

Address: 37165 Gary Dr sterling Heights Mi 48310

Site Plan Preparer's Name: Rimon Koreal - Randa Odeesh

Phone: 248-212-9339 Fax: _____

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

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

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



Signature of Applicant



Signature of Legal Property Owner

Rimon Koreal - Randa Odeesh
Please print/type name below signature

Rimon Koreal -Randa Odeesh
Please print/type name below signature

CITY OF FRASER

SPECIAL LAND USE PROCEDURES

SUBMISSION REQUIREMENTS

The petitioner shall submit eighteen (18) copies of the site plan and completed application form at the City Hall at least twenty (20) days prior to a scheduled Planning Commission meeting. The special land use request and site plan shall meet all applicable submission requirements of Section 7.02 for site plan, and Section 12.02 for special land use, in the City of Fraser Zoning Ordinance. The completed application must be accompanied by the required fee, as established by resolution of the City Council. In most cases, the plans shall be prepared at standard engineering sizes and shall be folded to 10" by 12" or less in size.

The application shall also include a written report that specifically addresses each of the eight (8) standards of Section 12.02.A. Following is a reprint of these standards for your convenience:

A. Standards.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. The proposed use is necessary for the public convenience at the proposed location.
7. The proposed use is so designated, located, planned and to be operated that the public health, safety and welfare will be protected.
8. 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.

STAFF PROCESSING

City staff will date the application, accept fees, record the case number on the application and plans, and transmit cases.

The staff will forward copies of the site plan, when properly submitted, to the following:

- City Manager
- Building Department
- Department of Public Service
- Planning Commission
- Consulting Planner
- Consulting Engineer
- Planning Commission File Copy

The site plan review shall be placed upon the agenda of the Planning Commission meeting. Staff shall notify the petitioner of the date and time of the meeting.

Consultants and department heads shall prepare their site plan checklist or written reviews and submit same to the Planning Commission at least six (6) working days prior to the meeting.

PUBLIC HEARING NOTICES AND REQUIREMENTS

The Administration shall set the Public Hearing date for all special land use applications. One (1) notice of Public Hearing shall be published in the City's official newspaper. The notice shall appear in the paper not less than fifteen (15) days before the Public Hearing date.

The Notice of Public Hearing shall also be sent to the owners (list to be taken from the City tax rolls) of property and the occupants of structures within three hundred (300) feet from the property which is the subject of the request for special land use approval. Notices shall observe the same timing requirements noted above and shall contain the following information:

- The nature of the special land use request.
- The property which is the subject of the special land use request, including the addresses, parcel I.D. nos., and legal descriptions if addresses are not available.
- Where and when the request will be considered.
- Where and when written comments will be received concerning the request

PLANNING COMMISSION ACTION

The Planning Commission shall review the individual standards for that special approval land use, the eight general standards of Section 12.02, and the site plan requirements of Section 7.02. The Commission shall approve the application with any suggested conditions the Commission may find necessary, or disapprove of the application. The decision on a special land use shall be incorporated in a statement of findings of fact relative to the special land use under consideration. The decision shall specify the basis for the decision and any conditions imposed.

Approval

Upon determination that an application is in compliance with the Zoning Ordinance, as amended, and other appropriate plans and regulations, approval will be so indicated on the site plan and shall clearly set forth in writing on the site plan or the minutes the particular use(s) which have been allowed. Thereafter, the Building Inspector may issue a building permit in conformity with the particular special land use and site plan as approved.

Denial

If the Planning Commission determines that the particular special land use(s) requested does not meet the standards of this Ordinance, or otherwise will tend to be injurious to the public health, safety, welfare or orderly development of the City, it shall deny the application and clearly set forth in writing the reason for such denial.

Record

The decision on a special land use shall be incorporated in a statement of conclusions relative to the special land use under consideration, and/or on the site plan which was approved for that use. The statement shall specify the basis for the decision and any conditions imposed.

APPROVAL PERIOD

In all cases where a special land use has been granted, as provided herein, application for a building permit in pursuance thereof must be made and received by the City not later than two hundred seventy (270) days thereafter, or such approval shall automatically be revoked; provided, however, the Planning Commission may grant an extension thereof for good cause, provided the written request was received prior to the expiration and for such period of time not exceeding two hundred seventy (270) days as it shall determine to be necessary and appropriate.

PROCESSING

After a Special Land Use is approved, three (3) signed copies of the "Application" and plans will be distributed as follows:

- One (1) copy forwarded to the Building Department;
- One (1) copy kept on file by the Planning Commission;
- One (1) copy returned to the Applicant;

ZONING COMPLIANCE PERMIT

Approval of the site plan (as submitted or with additions, corrections or alterations) by the Planning Commission shall satisfy the requirements of the Zoning Ordinance for a Building or Zoning Compliance Permit. **It shall not exempt the petitioner from compliance with other City Ordinances. The Building Inspector shall not issue a building permit until site plan approval has been received.**

Changes to an approved special approval land use or a site plan shall be resubmitted to the Planning Commission and City Council and be approved in writing, using the same procedures as those for initial approval.

CITY OF FRASER - SITE PLAN/SPECIAL LAND USE REPORT

ZONING AND PLANNING REVIEW

APPLICANT: _____ **Site Plan #** _____

CODE: (✓) Satisfactory (X) Not Satisfactory (?) Questionable (-) Not Applicable

GENERAL SITE DATA:

- () Prints sealed by a professional
- () Complete legal description
- () Zoning of site and area:
- () Existing or proposed address (if any)
- () Existing structures & improvements within 200'
- () Yards (Front ____ Rear ____ Side ____)
- () Dimensions (setbacks and separations)
- () Site dimensions
- () Size in acres
- () Scale 1" = 20 or 30 ' and north point
- () Scale 1" = 50 or 100 ' w/typical detailed
- () Location map 4" = 1 mile

PROPOSED IMPROVEMENTS:

- () Proposed structures and improvements
- () Removal of structures and improvements
- () All building architectural elevations
- () Bldg. surface material and exterior design
- () Typical floor plans with dimensions
- () Statistical data, incl. units by type etc.
- () Each mobile home site size and location
- () Equipment (large) size and location
- () Decks and patios
- () Carport locations and details
- () Maximum occupancy (if needed for parking)
- () Certificate of no outside storage (Industrial only)
- () Certificate of compliance with performance standards (Industrial only)

ACCESS, PARKING AND CIRCULATION:

- () Existing and proposed ROW
- () Traffic pattern
- () Drive and street approached dimensions
- () Hard-surface pavement
- () Parking spaces (location, number, dimensions, aisle widths)
- () Acceleration/deceleration or passing lanes
- () Pedestrian access and sidewalks
- () Exterior lighting and shielding
- () Loading and unloading
- () Fire and emergency access notes
- () Excessive curb cuts

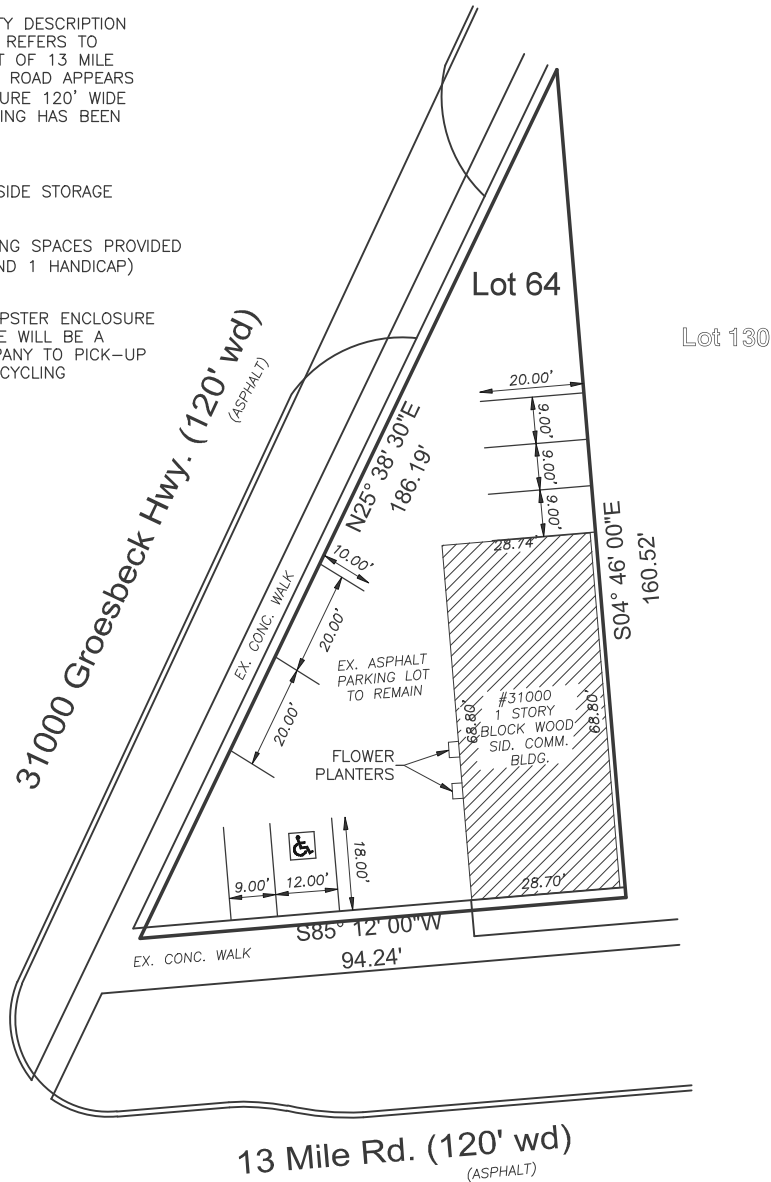
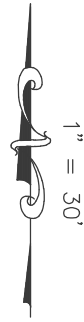
31000 Groesbeck Hwy. - Site Plan

NOTE: PROPERTY DESCRIPTION AS FURNISHED REFERS TO EXCEPTED PART OF 13 MILE ROAD. 13 MILE ROAD APPEARS TO STILL MEASURE 120' WIDE AND NO WIDENING HAS BEEN DONE.

NOTE: NO OUTSIDE STORAGE

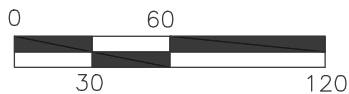
NOTE: 7 PARKING SPACES PROVIDED (6 REGULAR AND 1 HANDICAP)

NOTE: NO DUMPSTER ENCLOSURE ON SITE. THERE WILL BE A PICK-UP COMPANY TO PICK-UP TRASH AND RECYCLING

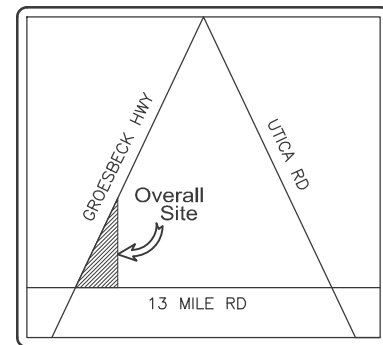


Legal Description:

LOT 64, EXCEPT THAT PART TAKEN FOR WIDENING OF 13 MILE ROAD; INDUSTRIAL PARK SUBDIVISION, OF PART OF THE SOUTH WEST ¼ OF SECTION 5, AND PART OF THE SOUTH EAST ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 13 EAST, VILLAGE OF FRASER, MACOMB COUNTY, MICHIGAN, AS RECORDED IN LIBER 11 OF PLATS, PAGE 17 OF MACOMB COUNTY RECORDS.



SHEET 1 OF 1



Location map

NOT TO SCALE



CLIENT:	PROJECT NO.: 23-033	
BASIL NAFSU	DATE: 08-15-2023	
SCALE: 1" = 30'	DRAWN BY: F.M.	CHECKED BY: S.M.



Mauro Engineering
48657 Hayes Road
Shelby Twp. MI 48315
p: 586-247-2800 f: 586-247-2811
visit us at: www.mauroeng.com

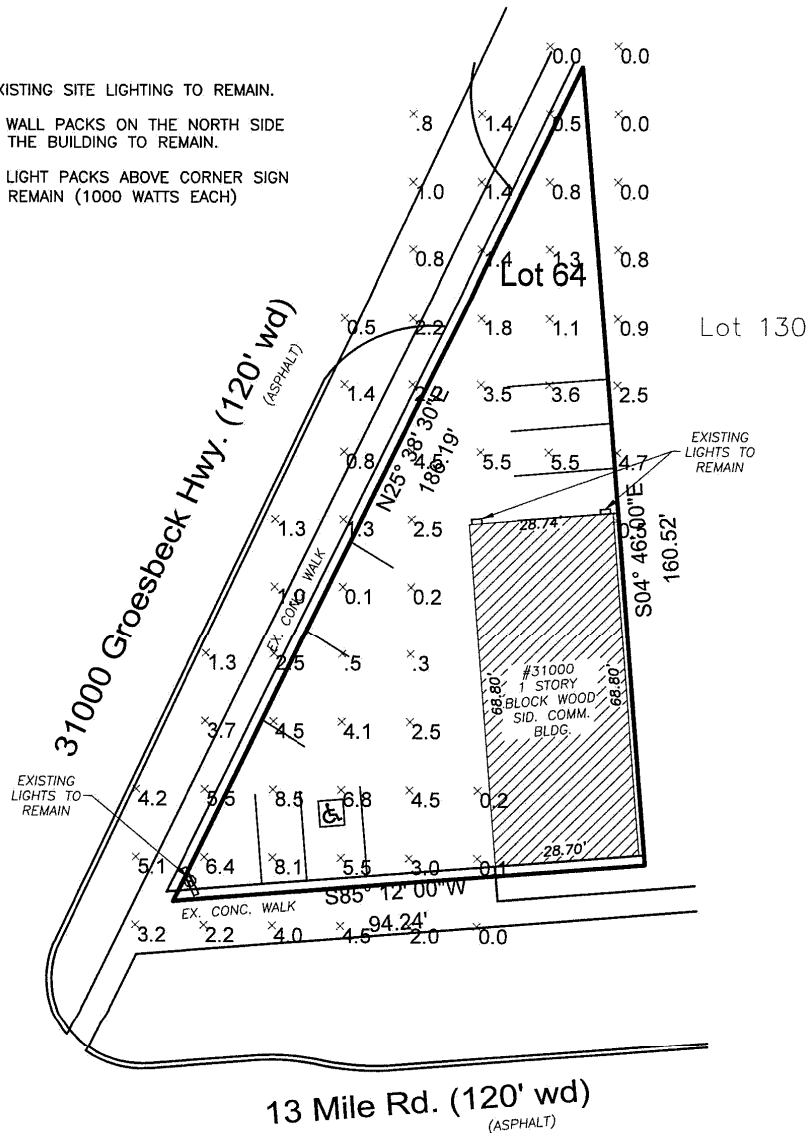
A1

31000 Groesbeck Hwy. - Photometric Plan

*EXISTING SITE LIGHTING TO REMAIN.

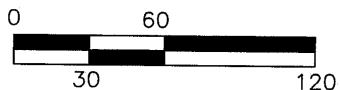
*2 WALL PACKS ON THE NORTH SIDE OF THE BUILDING TO REMAIN.

*2 LIGHT PACKS ABOVE CORNER SIGN TO REMAIN (1000 WATTS EACH)

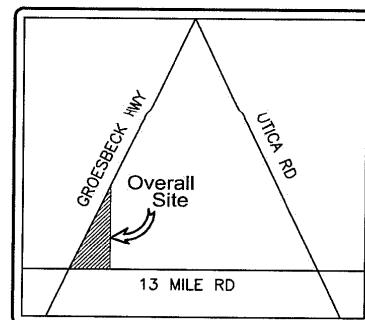


Legal Description:

LOT 64, EXCEPT THAT PART TAKEN FOR WIDENING OF 13 MILE ROAD; INDUSTRIAL PARK SUBDIVISION, OF PART OF THE SOUTH WEST ¼ OF SECTION 5, AND PART OF THE SOUTH EAST ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 13 EAST, VILLAGE OF FRASER, MACOMB COUNTY, MICHIGAN, AS RECORDED IN LIBER 11 OF PLATS, PAGE 17 OF MACOMB COUNTY RECORDS.



SHEET 1 OF 1



Location map

NOT TO SCALE



CLIENT:	PROJECT NO.: 23-033	
BASIL NAFSU	DATE: 08-25-2023	
SCALE: 1" = 30'	DRAWN BY: F.M.	CHECKED BY: S.M.



Mauro Engineering
48557 Hayes Road
Shelby Twp, MI 48315
p: 586-247-2800 f: 586-247-2811
visit us at: www.mauroeng.com

31000 Groesbeck Hwy. - Site Plan

NOTE: PROPERTY DESCRIPTION AS FURNISHED REFERS TO EXCEPTED PART OF 13 MILE ROAD. 13 MILE ROAD APPEARS TO STILL MEASURE 120' WIDE AND NO WIDENING HAS BEEN DONE.

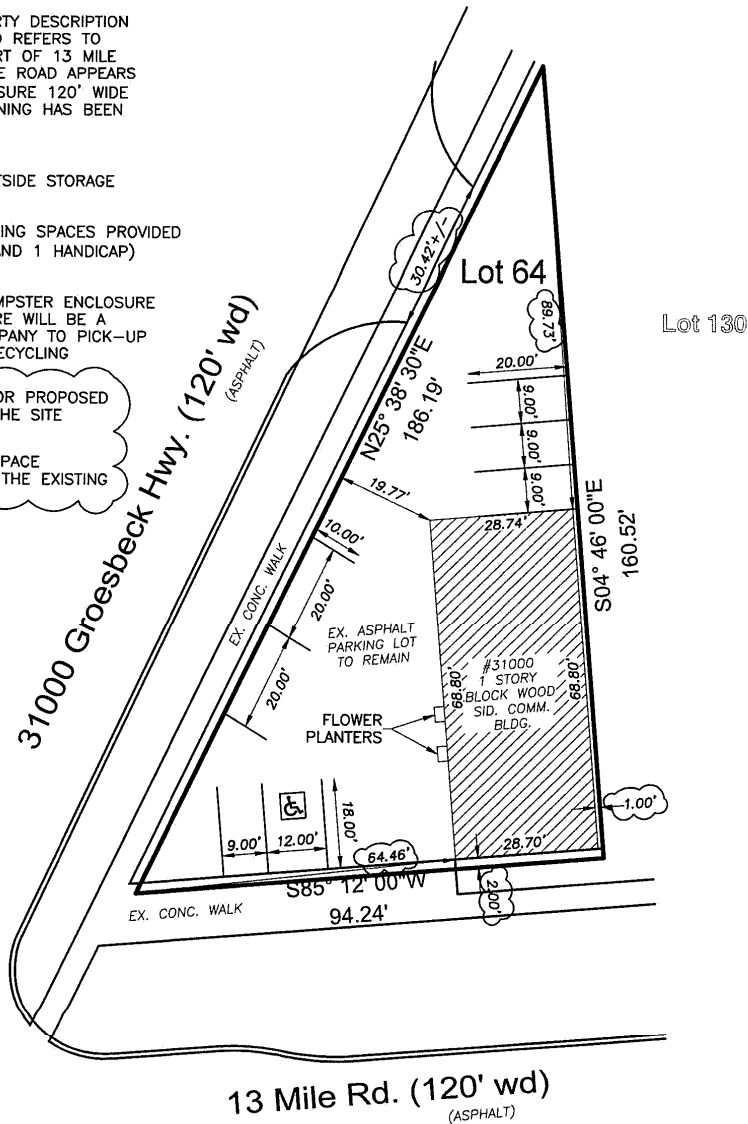
NOTE: NO OUTSIDE STORAGE

NOTE: 7 PARKING SPACES PROVIDED (6 REGULAR AND 1 HANDICAP)

NOTE: NO DUMPSTER ENCLOSURE ON SITE. THERE WILL BE A PICK-UP COMPANY TO PICK-UP TRASH AND RECYCLING

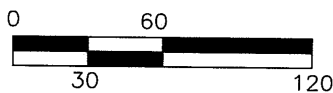
NO EXISTING OR PROPOSED FENCING ON THE SITE

NO LOADING SPACE REQUIRED ON THE EXISTING SITE

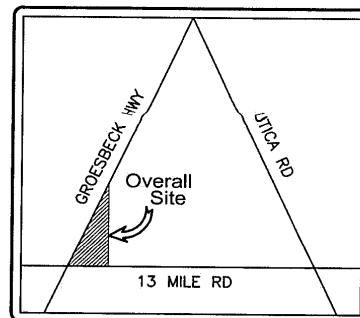


Legal Description:

LOT 64, EXCEPT THAT PART TAKEN FOR WIDENING OF 13 MILE ROAD; INDUSTRIAL PARK SUBDIVISION, OF PART OF THE SOUTH WEST ¼ OF SECTION 5, AND PART OF THE SOUTH EAST ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 13 EAST, VILLAGE OF FRASER, MACOMB COUNTY, MICHIGAN, AS RECORDED IN LIBER 11 OF PLATS, PAGE 17 OF MACOMB COUNTY RECORDS.



SHEET 1 OF 1



Location map
NOT TO SCALE



CLIENT: BASIL NAFSU	PROJECT NO.: 23-033
SCALE: 1" = 30'	DATE: 08-25-2023
DRAWN BY: F.M.	CHECKED BY: S.M.



Mauro Engineering
48657 Hayes Road
Shelby Twp. MI 48315
p: 586-247-2800 f: 586-247-2811
visit us at: www.mauroeng.com

Review Against Zoning Standards



The underlined items indicate outstanding or non-compliant requirements.

1. CG, General business district (Section 32-135)

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

The applicant, Rimon Koreal, proposes to open an auto service center utilizing the existing building at 31000 Groesbeck Hwy. However, the applicant proposes to add two bay doors to the front of the structure. Additionally, all auto servicing will be done within the building.

Per Section 32-133, the CN District is designated to, *"provide a combination of convenience and comparison retail goods and services serving the needs of a broader market area than the CN district."*

The proposed use of an auto service establishment aligns with the intent of the CG District. A Special Land Use request has been submitted and tabled by the Planning Commission of August 2, 2023.

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

Requirement	CG District Requirements	Subject Site	Requirements Met
Minimum Lot Size	12,000 sq. ft.	9,147.6 sq. ft.	<u>No</u>
Minimum Lot Width	80 ft.	160.52 ft.	Yes
Front Yard Setback	110 ft.	<110 ft. (approx. 79 ft. (west)) 62 ft. (south)	<u>No</u>
Side Yard Setback	Corner lot – 110 ft.	89.7 ft. (north)	<u>No</u>
Rear Yard Setback	n.a.	1 ft.	Yes
Building Height	2 stories, 30 ft.	1 story, 14 ft.	Yes
Maximum Lot Coverage		21.8%	<u>No</u>

The site is an existing non-conformity that does not meet all the dimensional standards.

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

a. Parking

Under Section 32-93(6)(j) of the Ordinance, retail stores are required to include three (3) spaces for each service bay; one (1) space per employee; plus one (1) space per each one hundred (100) square feet of retail floor area. The proposed plans include 2 bays, and one employee, therefore the total required parking is 7 spaces. Per ADA requirements, one (1) parking space is required to be accessible parking (handicapped parking).

The site currently has 7 parking spaces, including one (1) that is handicapped accessible. The applicant shall include an access aisle for the handicapped spot.

Additionally, the parking setback is 70 feet. Parking is approximately 60 feet in the front. Per Sec. 32-135(3), "The planning commission may modify the setback upon-site plan review where it is found that the change in setback serves to promote more uniform access, interconnection of adjacent parking facilities or the aesthetic quality of the block front."

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 point of ingress/egress that is 30.42 feet wide.

c. Loading Spaces

Section 32-97 specifies that one (1) loading space that has an area ten (10) feet by fifty (50) feet, with fifteen (15) feet height clearance shall be provided.

Section 320131(i) specifies that loading shall only be provided in rear yards, but side yard loading may be permitted by Planning Commission when such space and loading facilities would not interfere with parking and circulation, either vehicular or pedestrian, and would not be detrimental to any nearby residential district or use. Loading may not be located closer than forty-five (45) feet to any rear property line adjacent to a property line.

Given the configuration and the nature of the site, it may not be possible to adhere to all of the loading space requirements. Planning Staff defers to the applicant to indicate where loading will occur.

3. Landscaping (Section 32-88)

Requirement	CG District Requirements	Subject Site	Requirements Met
Interior Parking Lot Landscaping	One (1) tree for each six (6) parking spaces 4 trees required	-	<u>No</u>
Minimum Lot Width	One (1) tree shall be planted for each thirty (30) linear feet public right-of-way frontage $280.43/30 = 9$ trees	-	<u>No</u>

The applicant proposed two flower planters on the front of the building. The site is currently completely asphalt. The current landscape plan does not comply with Ordinance Standards, however, per Sec. 32-84(6), “The Planning Commission may approve constructed features of other materials such as masonry walls or brick, stone and cobblestone pavement as a supplement or substitute, upon a showing by the applicant that general plantings will not prosper at the intended location.”

The applicant will have no outdoor storage and will keep trash inside the structure; thus, no dumpster is proposed.

4. Signs (Section 32-85)

The applicant has not indicated any signage. Separate sign permits will be required before any signage is approved.

5. Architecture and Building (Section 32-131(1))

The zoning ordinance requires that, in the commercial districts, *“the exterior of all buildings hereafter erected shall be constructed of aesthetically pleasing brick and/or stone building materials.”*

The building elevations provided by the applicant show that the exterior of the building will be composed of projected existing EFIS and concrete block. The applicant will use the existing structure.

Per Sec. 32-131, *“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.”* The Planning Commission shall decide if the EFIS is acceptable.

6. Screening (32-82)

The subject site does not abut residential uses; therefore, no screening is required.

7. Lighting (Section 32-86)

The applicant submitted a lighting plan showing the existing configuration of lighting. This does not conform to Sec. 32-82, however, it should be noted the applicant is proposing no change.

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

Given the analysis above, The Planning Department recommends approving the site plan given the following conditions:

- *Planning Commission approves the modification of setbacks, the landscape plans, and EFIS as an acceptable building material.*
- *Loading space/plans for delivery is specified.*

We recommend conditional approval, even though many standards are unmet, due to the site's status as an existing non-conformity.

Respectfully,

McKENNA



Lauren Sayre
Assistant Planner

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



City of Fraser

Building & Code Enforcement Department

NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the City of Fraser Planning Commission will meet on **Wednesday, August 2, 2023** at the City of Fraser Municipal Complex, Council Chambers located at 33000 Garfield Road, Fraser, Michigan for the purpose of conducting a Public Hearing and making a decision on the following request:

REQUEST: 23-01 SLU – COMPASS AUTO GLASS

BY REASON OF: SEC. 32-135, & 32-158 OF THE FRASER ZONING ORDINANCE

PURPOSE OF REQUEST: TO OBTAIN SPECIAL LAND USE APPROVAL TO ALLOW AN AUTO REPAIR AND SERVICE CENTER IN A "CG-COMMERICAL GENERAL" ZONING DISTRICT

PROPERTY IN QUESTION: 31000 GROESBECK, LOCATED NORTH OF THIRTEEN MILE ROAD, EAST OF UTICA ROAD, WEST OF GROESBECK HWY CITY OF FRASER

NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the proposed request themselves or by agent or attorney.

The City of Fraser will provide necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting upon four (4) days' notice to the Building Department at the phone number set forth above.

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

33000 Garfield • Fraser, Michigan 48026 • (586) 293-3100 option 2 • Fax: (586) 293-4717

City website: "www.micityoffraser.com" • Building Department email: "buildingdept@micityoffraser.com"



July 25, 2023

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

Subject: #SLU 23-01: Compass Auto Glass: Special Land Use Review #1
31000 Groesbeck Hwy
Revised Site Plan Approval 5/10/2006; addition of accessory building.

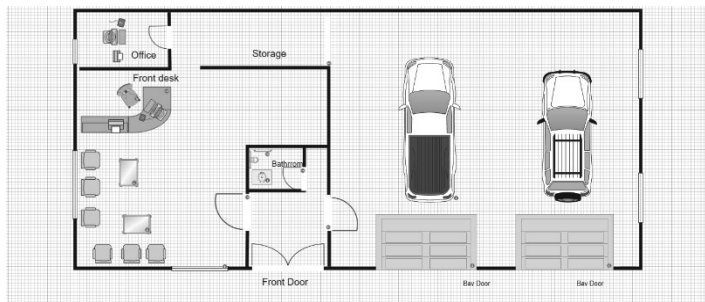
Dear Planning Commissioners:

A Special Land Use review and approval is required for the proposed auto service center in the city's CG, General Business District, located at 31000 Groesbeck Hwy. on the northeast corner of Groesbeck Hwy. and 13 Mile Rd.

The parcel is 0.210 acres and is zoned CG General Business District. The existing building is 2,001 square feet. The location of the site is shown to the right.

The applicant proposes to open an auto service center utilizing the existing building. However, the applicant proposes to add two bay doors to the front of the structure. Additionally, all auto servicing will be done within the building. A sketch of the proposed building configuration is included below.

The applicant has submitted a site survey and an overhead door plan. The Planning Commission shall decide if this is adequate to meet the site plan submission requirement.





STANDARDS FOR SPECIAL LAND USE APPROVAL

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

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

The proposed location of the Compass Auto Glass is along two major thoroughfares, Groesbeck Hwy. and 13 Mile Rd. The proposed auto service center will utilize the existing building to conduct operations. The location, size, and character of the proposed development is of a scale and nature that is appropriate for the location. There are several auto service businesses, such as Mobile 1 Lube Express, TJK, and Walter's Collision surrounding the subject site. Additionally, Motor City Auto Auction is adjacent to the west of the subject site. 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. 8/*

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 site does not abut any residential homes. The subject site is located on the corner of Groesbeck Hwy. and 13 Mile Rd. A Walgreens is located adjacent to the east. It is not anticipated that dust, noise, fumes, vibration, smoke, light, or glare will be an issue with this use as all service work will be performed within the building.

- 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 use will be utilized within an existing structure. There structure is being minimally changed and it is anticipated that these changes will not interfere with or discourage the appropriate development and use of adjacent land and buildings. The proposed building's location and height is



appropriate for the area. We believe that 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 the proposed use shall relate harmoniously with the surrounding land uses. There are several auto service shops and auto related businesses in close proximity to the site. The site is also located along two major thoroughfares, Groesbeck Hwy. and 13 Mile Rd.

- 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. The proposed site layout currently accommodates pedestrian safety and circulation, vehicular movement both on- and off-site. We do not believe the proposed use would alter this.

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

SITE PLAN COMMENTS

Site plans are required for all special land uses in the City of Fraser. The applicant is proposing utilizing the existing building, however, modifications to the structure to add two bay doors are proposed. The applicant has submitted a site survey detailing the location of the property and the existing structure. The applicant has also submitted plans detailing the proposed bay door addition. Due to the nature of the project and the usage of the existing structure, we do not have any concerns regarding vehicular access and circulation, relationship to surrounding property, relationship to natural features, or infrastructure of the project. The Planning Commission shall decide if this is adequate to meet the site plan submission requirement.



RECOMMENDATION

We recommend the Planning Commission hold the statutory public hearing. If the Planning Commission finds facts consistent with our review satisfy the zoning ordinance standards for special land use approval contained in Section 32-152, then the Planning Commission should approve the proposed special land use for an autos service facility. However, at this time, we recommend conditional approval contingent upon an approved site plan.

If you have any questions, please contact us.

Respectfully,

MCKENNA

Lauren Sayre
Assistant Planner

Alicia Warren
Assistant Planner

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



Monthly Planning & Zoning Report

For September 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. Construction underway. Discussion at September 6, 2023 Planning Commission
#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. Patio has been removed. Unaware if patio will be replaced at this time.
#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
		Final site plan approval granted at June 7 th , 2023 Planning Commission meeting with condition of the elimination of the cross-access agreement.
#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. Final site plan approval received at June 7 th , 2023 Planning Commission Meeting.
SP23-01 <i>33060 Groesbeck Hwy (Vacant DQ property)</i> WITHDRAWN	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. Applicant to come back to Planning Commission if necessary for new site plan approval. Application withdrawn 7/28/2023.
SP23-02 <i>31401 Groesbeck Hwy, Popeyes</i>	Site plan amendment applied for new drive-thru window, lighting, signage, and dumpster enclosure relocation. Also includes addition to building.	Postponed at August 2, 2023 Planning Commission meeting until September 6, 2023 meeting for applicant to apply for a Class A Nonconforming designation. Public Hearing to be held for Class A designation on September 6, 2023.
SLU23-01 <i>31000 Groesbeck Hwy</i>	Special Land Use application to operate an auto repair shop in the CG district.	Postponed at August 2, 2023 Planning Commission meeting until September 6, 2023 for applicant to submit full site plans.
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.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
ZBA22-04 33180 Groesbeck Retail	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 16841 E 14 Mile Road Smokey Joe's	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 31475 Utica Road Devon Storage	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.
ZBA23-02 34835 Utica Road Meijer	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. Variance for extra signage approved at June 20 th , 2023 meeting.
ZBA23-03 17157 Anita	Application for residential variance for rear and side yard setbacks for attaching detached garage to primary residence.	Application to be seen at July 20, 2023 Zoning Board of Appeals meeting. Postponed until August 3, 2023 Zoning Board of Appeals meeting. Application denied at August 3, 2023 meeting.
SP23-03 32660 Utica Road Strip Mall	Site plan to convert a coin-operated car wash into a 3-unit commercial strip mall.	Preliminary site plans reviewed. Applicant contacted for revised site plans. Reviewed at September 6, 2023 Planning Commission Meeting

LOOKING FORWARD

- Draft Sign Ordinance underway. Sign Ordinance will be an item on Planning Commission agendas to update sections at a time, starting in September 2023.

CONTACT US

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

- Lauren Sayre (lsayre@mcka.com)
- Alicia Warren (awarren@mcka.com) – Out of Office until December