



City of Fraser

Building & Code Enforcement Department

AGENDA

CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ~ PHONE: 586-293-3100
WEDNESDAY, SEPTEMBER 7, 2022 at 7:00pm

1. **Call Meeting to Order/Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Agenda**
4. **Chairperson's Opening Remarks**
5. **Approval of Minutes:** August 3, 2022
6. **New Business**
 - A. Public Hearings (None)
 - B. Site Plan and Other Reviews:
 - i. SP 21-09: 34400 Klein Site Plan Amendment
 - ii. SPR 22-03: 33180 Groesbeck Retail Center
 - iii. SPR 22-04: 15 Mile Industrial Development (Parcel 11-32-226-016)
7. **Unfinished Business**
 - i. SLU 22-01: 34360 Utica Road Shooter's Proposed Outdoor Patio
 - ii. SP 21-08: 34400 Utica Road Outlot Development Site Plan Amendment
 - iii. SUB 01-19: Garfield Park Sub Parcels 1-10 / Site Plan Amendment
8. **Public Communications on Non-Agenda Items**
9. **Zoning Board of Appeals Member Liaison Report**
10. **Commissioners' Comments and Items of Interest / Concerns**
11. **Adjournment**

5.

Approval of Minutes: August 3, 2022



CITY MANAGER
Elaine Leven
CITY CLERK
Cynthia Greenia

City of Fraser

CENTENNIAL COMMUNITY

MAYOR
Michael Carnagie
MAYOR PRO-TEM
Patrice M. Schornak
COUNCIL
Amy Baranski
Kathy Blanke
Suzanne Kalka
Patrick O'Dell
Dana Sutherland

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

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, August 3, 2022 at 7:00 P.M. The meeting was held in City Council Chambers, 33000 Garfield Road, Fraser, MI 48026.

1. CALL MEETING TO ORDER

Chairman Warunek called the meeting to order at 7:01 p.m.

Chairman Warunek led the Pledge of Allegiance.

2. ROLL CALL

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

ABSENT: Keil

OTHERS: City Planner Paul Urbiel, City Planner Alicia Warren,
City Attorney Clark Andrews

3. APPROVAL OF AGENDA – REGULAR MEETING AUGUST 3, 2022

Motion by Farina supported by Czarnecki to approve the agenda as written.

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

NAYS: None

Motion Carried

4. CHAIRPERSON'S OPENING REMARKS

Chairperson Warunek made the following remarks:

Chairperson Warunek read the formal statement relative to the powers of the Planning Commission and the facts and conditions for granting site plan approval.

**DRAFT FRASER PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, AUGUST 3, 2022 - 7:00 P.M.**

5. APPROVAL OF MINUTES – REGULAR MEETING JUNE 1, 2022

Commissioner Barr indicated she had amendments to make to the DRAFT minutes from the June 1, 2022 Planning Commission meeting. Under commissioner's comments, she stated to change her comment from "seeing activity" to "happy to see they opened the tennis courts".

Motion by Farina supported by Czarnecki to approve the minutes of the June 1, 2022 City of Fraser Planning Commission Meeting as amended.

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

NAYS: None

Motion Carried

6. NEW BUSINESS

A. Public Hearings: SLU 22-01: 34360 Utica Road Shooter's Proposed Outdoor Patio

Chairperson Warunek opened the public hearing at 7:11pm.

Leroy Stevens, Stevens Architects for Shooter's.

Steve Taseski, Owner's Son and Owner Tom Taseski (father) present.

Presentation of request given by Paul Urbiel, City Planner.

Commissioner Farina asked if they plan to have speakers outside. There is no intention of having speakers.

It was also asked about the parking space impact to the city planner. The planner noted the hours of the other businesses, and it was determined that there was adequate number of parking spaces based on the hours of operation.

Chair Warunek requested clarity on where parking and ADA spaces will be along with the dumpster location.

Commissioner Czarnecki asked on the hours of the patio being open, the location of the planters, and if the patio will be all season. The owner answered that the intention is May to November, no heaters involved. The hours of operation for the patio have not been determined yet. It was noted roughly 4pm to 10pm. The board would like the hours to be set prior to approval.

Farina noted on drive-thru, but there are none on the site.

Commissioner Czarnecki asked about the paving on the site and if it can be apart of approval for the special land use. The owner is already looking into improving the pavement on site.

Commissioner Meyer asked about the egress exit door, and if the gate is planning to have a lock. The architect explained that there will not be a lock on the gate, and it is required by the liquor commission to have the gate. It was also asked about the planters and what they

**DRAFT FRASER PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, AUGUST 3, 2022 - 7:00 P.M.**

would look like. The architect noted that the planters will be out all year round and will be an elongated planter.

Chair Warunek asked about how many seats they plan to have on the patio, which would be determined by the Fire Marshal. The owner made a comment they are going to be doing 4-person tables.

Commissioner Meyer asked about the sidewalk on the North side of the building, which will be removed for the patio. Exterior lighting would include wall packs.

Chair Warunek asked if there were any additional comments from the public. There were none.

Public hearing closed at 7:41 pm.

Chair Warunek made a comment on the signage being repaired. Owner of the property stated that the repairs have been ordered.

They will need to include a photometric plan, handicap parking spot locations and number as well. Windows in the front will be replaced, the glass has been ordered. Comments were made regarding the dumpster location and how it can be upgraded to help the parking calculations.

City attorney agreed it was reasonable to have the site improvements be done, including a new dumpster location and new enclosure.

Motion by Farina supported by Czarnecki to postpone action for the voting of SLU 22-01 34360 Utica Road Shooter's Proposed Outdoor Patio, until the September 7, 2022 meeting.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Warunek
NAYS: None

Motion Carried

B. Site Plan and Other Reviews:

i. SPR 22-01: 34360 Utica Road Shooter's Proposed Outdoor Patio

Motion by Farina supported by Perry to postpone the site plan approval, SPR 22-01 34360 Utica Road Shooter's Proposed Outdoor Patio, until the September 7, 2022 meeting, with a revised plan submitted, including the recommendations from the board.

Addition of a bike rack, showing of sign repair, photometric plan, hours of operation for the patio, max occupancy, configuration of planters to be added, tables and chairs design, dumpster enclosure and location, and addition of ADA spaces.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Warunek
NAYS: None

Motion Carried

**DRAFT FRASER PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, AUGUST 3, 2022 - 7:00 P.M.**

ii. SPR 22-02: 34500 – 34650 Klein Parking Lot Modification

Jeremy Gillette, owner of the property, is present. Paul Urbiel, City Planner, presented the review and plans.

Jeremy Gillette mentioned that the striping of the parking is present. He does plan to re-stripe once the work is completed in the rear of the building. His business will not be occupying all the parking spaces that are on site.

Commissioner Barr mentioned the handicap spot not having a sign. The owner said he will get it replaced.

Commissioner Czarnecki asked about the loading space, and it would be kept in its current location.

Commissioner Farina asked if they require a soil erosion permit for the drain area, and they do require it with addition of three other permits.

Chair Warunek asked about the intended use. The owner explained it is to be used in case of an emergency and better circulation. Chair explained that it cannot be used for outdoor storage. If it were, it will need to come back to the board.

Commissioner Meyer asked about if there were intentions of using any chemicals for snow or ice removal, it is understood by the applicant that this property does line the drain and he does not plan to use any chemical materials.

The applicant plans to keep up the exterior with some greenery.

Motion by Czarnecki, supported by Chair Warunek to approve SPR 22-02 34500 – 34650 Klein Parking Lot Modification with the conditions that the applicant submit a revised plan to include the parking lot striping, no outdoor storage comment, and addition of the handicap sign.

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

NAYS: None

Motion Carried

iii. SP21-08: 34400 Utica Road Outlot Development - Request for Site Plan Approval Extension

Tom Jablonski, Big Boy Restaurants is present and Altinia Kandrevas, Hockeyland's attorney is present via phone call.

Paul Urbiel, City Planner, presented the review and background of the project. There was discussion regarding the parking agreements and shared parking spots between the board members, city attorney, and applicant.

**DRAFT FRASER PLANNING COMMISSION MEETING MINUTES
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Commissioner Meyer had a question about the amount of parking that is going to be used for the Lion's Club. At this time, it was unknown, but a document was emailed to the city attorney.

Chair Warunek made a comment that the new site plan is more appealing than the last with the new striping curb instead of a physical curb to help with bypassing of cars.

Commissioner Farina asked when work is planning to get started. It is intended to get the foundation in as soon as possible once permits are issued.

It is advised by the city attorney that a revised site plan be submitted.

Motion by Chair Warunek, supported by commissioner Farina to extend for 12 more months, August 2, 2023, the approval of SP21-08 34400 Utica Road Outlot Development, subject to site plan amendment approval, and brought back to the September 7th, 2022 meeting, with the agreement that the applicant complies with the city codes and zoning ordinance. They are allowed to apply for foundation permits and start foundation work at their own risk.

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

NAYS: None

Motion Carried

7. UNFINISHED BUSINESS

None at this time.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

None at this time.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina stated that they had not met in a couple of months.

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

Commissioner Czarnecki would like to create an ordinance regarding how much of a building can be covered with temporary signs. City planner mentioned that a temporary sign ordinance is drafted, and the suggested number is 20% coverage.

Commissioner Farina made a comment regarding the Taco Bell landscaping that does not block the lighting from the headlights. Administration is working on a solution for this issue. Commissioner Farina also mentioned August 19-21 is the church festival, first one since the pandemic.

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Commissioner Meyer asked about a property at 13 Mile and Groesbeck, which is currently fenced around. It was put up for sale, but no further knowledge.

Chair Warunek said it was good to see everyone again.

11. ADJOURNMENT

Motion by Czarnecki supported by Meyer to adjourn the meeting at 9:35 p.m.

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

NAYS: None

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser

6 Bi. SP 21-09: 34400 Klein Site Plan Amendment

Contents:

1. Site Plan Application Materials
2. Staff Memos

Site Plan Review Summary

SP 21-09

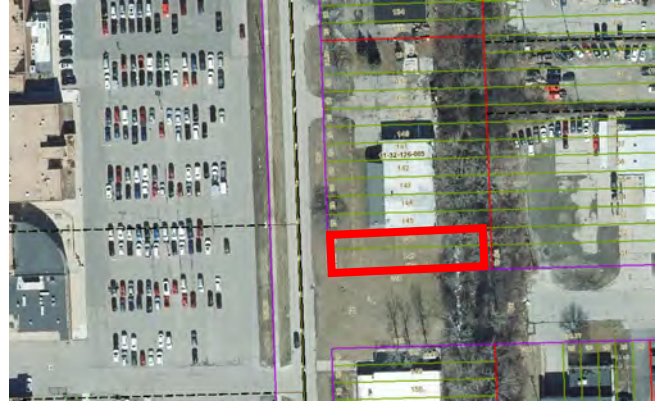
Site plan Revision Dated 6/20/22
City of Fraser, Michigan



SITE ADDRESS / LOCATION 34400 Klein Road - 03-11-32-126-005	APPROVING BODY Planning Commission	PUBLIC HEARING DATE n/a
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Paul Urbiel, AICP – (313) 888-9882	APPLICANT / PROPERTY OWNER Joseph Marth, Property Owner	

BRIEF SUMMARY OF REQUEST:

The applicant is proposing to construct an additional driveway of approximately 20 feet in width off Klein Road, as well as an additional paved concrete area located on the south side of the building (outlined in red in the image to the right). The proposed area of new paved concrete equates to approximately 4,700 square feet.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	IR – Industrial Restricted	Fraser High School (West), Other Properties zoned Industrial (North, South, East)	New parking /driveway and dumpster enclosure	Total site area = 1.1 acres Approximately 265 ft. frontage on Klein Road

Compatibility with Zoning Ordinance

The IR industrial restricted district is established so as to primarily accommodate wholesale activities, warehouses and industrial operations whose external, physical effects are restricted to the lot or parcel and in no manner affect in a detrimental way any of the surrounding lots or parcels. The IR district is so structured as to permit, along with specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. Contractors offices with garages for maintenance and storage of equipment are permitted by right in the IR district. Storage of loose minerals, including soil, stone, sand, gravel, coal, cinders and similar materials is prohibited in IR.

Compatibility with Master Plan

The Master Plan designates the Future Land Use of this area and the surrounding parcels for continued Industrial use. The use is generally compatible with the Master Plan.

PLANNER RECOMMENDATION

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

ATTACHMENTS

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

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

a. Project Overview

The applicant is proposing to construct an additional driveway of approximately 20 feet in width off Klein Road, as well as an additional paved concrete area located on the south side of the building (circled in red in the image to the right). The proposed area of new paved concrete equates to approximately 4,700 square feet.

Section 32-103 notes that a site plan shall be submitted for review and approval by the Planning Commission whenever there is a proposed “*construction, use, or establishment of a parking or storage area.*” Further, section 32-50 indicates that “*nonresidential driveways, entrances and exits shall be subject to approval by the applicable agency and by the planning commission after considering the effects on surrounding property, pedestrian and vehicular traffic and the movement of emergency vehicles.*”

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

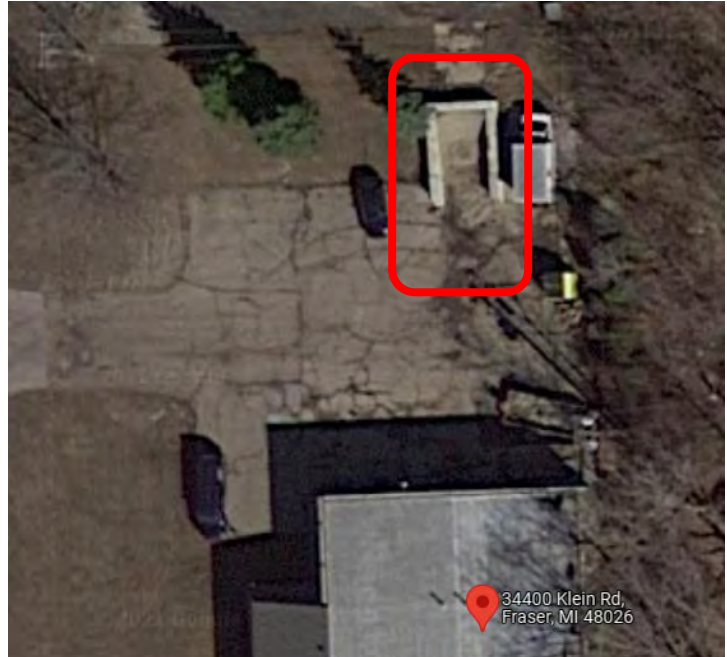
The site, located at 34400 Klein Road, just north of Malyn Boulevard, is zoned IR (Industrial Restricted). Current site improvements include an existing warehouse of approximately 6,120 square feet in size as well as an attached office space of approximately 1,500 square feet in size. The site also includes a paved area on the north side of the existing warehouse/office building intended for parking.

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

Contractors offices with garages for maintenance and storage of equipment are permitted by right in the IR district.



We note that there is an area to the north of the existing parking lot that is proposed to be used for the storage of gravel. Outdoor storage is a permitted accessory use in IR, however it is limited to currently licensed and operable cars, trucks, and recreation vehicles, finished and semi-finished manufactured materials produced on the premises and equipment necessary as an accessory to the principal use, subject to certain conditions. **The outdoor storage of “loose minerals, including soil, stone, sand, gravel, coal, cinders and similar materials” is specifically prohibited.** ([Section 32-142 \(1\)\(m\)](#)).



TO BE ADDRESSED:

1. *Approval of the site plan should be conditioned on: the cessation of gravel storage on the site and a revised site plan indicating that no outdoor storage will occur, OR the granting of a variance by the Zoning Board of Appeals.*

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

a. Parking

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

- Business Offices: 1 space per every 150 square feet (10 spaces required)
- Warehouse enclosure: 1 space per every 1,500 square feet (4 spaces required)

TOTAL REQUIRED SPACES: 14

The site currently indicates 14 parking stalls, including 1 ADA accessible stall to the north of the site.

b. Ingress / Egress

As previously noted, the existing point of ingress/egress on the site is located on the north side of the building. The entrance is approximately 40 feet in width and the driveway is approximately 25 feet in width. This satisfies Ordinance requirements.

The proposed entrance/exit on the south side of the building is planned to be approximately 64.6 feet in length and the driveway approximately 20 feet in width.

Section 32-94-15 notes that the number of driveways permitted for each site shall be determined by the Planning Commission as part of site plan review, considering the location of the driveways on adjacent sites and across the street, turning movements, and traffic volumes. It is not anticipated that the additional driveway will conflict with adjacent properties to the north or south. Given the subject site's location across the street from Fraser High School, it should be considered that Fraser High School experiences high volumes of traffic at specific times during the school year, such as start and dismissal times, games, events/conferences, and other similar occasions.

We do not anticipate that the use of this driveway would cause a significant conflict with traffic from Fraser High school, but the Planning Commission may ask the applicant for more information regarding the increase in traffic volume that would result from this proposed project.

c. Circulation On- and Off-Site

The new proposed driveway is not likely to cause adverse effects to the subject site, or adjacent sites.

d. Loading/Unloading

Site plans depict two existing bay doors on the building, one located on the north side and the other on the south side. Section 32-97 of the City Zoning Ordinance requires 1 loading/unloading space per every 1,401-20,000 square feet of gross floor area. Further, each loading/unloading space shall be at least 10 feet by 50 feet in size.

The proposed plan indicates a 10x50 loading space to the north of the building, at the rear of the site.

3. Landscaping (Section 32-84)

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

The proposed plan depicts additional trees to be planted in the front yard including 3 deciduous trees, 5 coniferous trees, and bushes. One existing deciduous tree on site will be removed for the addition of the new driveway.

4. Screening (32-82)

The zoning ordinance requires that screening be required "between any use district that abuts any other use district". The site is bordered to the north and south by parcels zoned IR, but the parcel located to the east is zoned IC, Industrial Controlled. Given the number of mature trees located in the rear (or east) portion of the site, it is likely that adequate screening is provided. Further, the City encourages the preservation of existing mature trees.

5. Signs (Section 32-85)

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

6. Lighting (Section 32-86)

No modifications to existing lighting are proposed as part of this plan.

7. Reviewing Entities

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

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

RECOMMENDATION

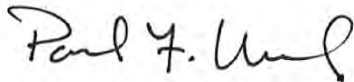
The proposed plans for the modification of the site at 34400 Klein Road are generally in compliance with Ordinance requirements. We recommend that, if the Planning Commission is inclined to approve the proposal, approval be conditioned on the following:

1. *The applicant must confirm that the outdoor storage of gravel, sand or other loose minerals or similar materials has been discontinued, and a revised site plan indicating that outdoor storage does not occur should be submitted to the City OR a variance is granted to permit outdoor storage from the Zoning Board of Appeals.*

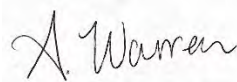
Please feel free to contact us with any questions at (586) 593-3100 x 153 or zoning@micityoffraser.com.

Respectfully,

McKENNA



Paul Urbiel, AICP
Senior Principal Planner



Alicia Warren
Assistant Planner

Enclosure: City Engineer's Site Plan Review

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

Joseph Marth, Applicant, Foundation Solutions 360



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

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

August 11, 2022

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

Reference: [Site Plan Review](#)

34400 Klein Road (SP21-09)
AEW Project No. 0190-0475

Dear Mr. Eck:

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

Utilities

1. There is a 12" water main along the north side of the Malyn Blvd. right-of-way and an 8" water main along the east side of Klein Road available to serve the site.
2. There is a 15" sanitary sewer along the south side of Malyn Blvd. right-of-way and a 12" sanitary sewer along the east side of Klein road available for use. The existing building appears to have sanitary service tied into the sewer along Malyn Blvd. right-of-way.
3. An 18" diameter storm sewer is available along the south side of Malyn Blvd right-of-way as an outlet for stormwater discharge. This site could also directly discharge to the Sweeney Drain located along the easterly property line.
4. The proposed site plan appears to be increasing the volume and rate of stormwater runoff, therefore, it is likely that additional on-site detention will be required, as well as restricting outflow to pre-development conditions. Water quality treatment measures may be required. Specific requirements may vary depending on chosen stormwater outlet and total area disturbed.

General

1. The subject parcel contains mapped Zone AE floodplain. The limits of the 100-year floodplain based on ground elevations is shown on the site plan.



Bruce Eck
August 11, 2022
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The petitioner should also indicate the location of the 100-year floodplain and floodway per FEMA Firm Maps. All necessary floodplain related data will need to be included in the final engineering drawings and additional EGLE permitting may be necessary.

2. If the City were to ever extend Malyn Boulevard to Klein Road, the location of the proposed driveway would not meet desirable offsets from the intersection.
3. Prior to issuance of the Building Permit, the petitioner will be required to submit final engineering plans for review and approval. The City of Fraser Standard Details for Paving and Storm Sewer shall be included in final engineering plans. Digital copies are available from our office.
4. Prior to issuance of a Building Permit, a soil erosion permit will need to be obtained from Macomb County Public Works Office. A permit for work related to the Sweeney Drain may also need to be obtained.
5. A storm water maintenance agreement may be necessary and will be determined during the engineering review phase.

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

Sincerely,

Michael A. Vigneron, PE
Director of Engineering

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

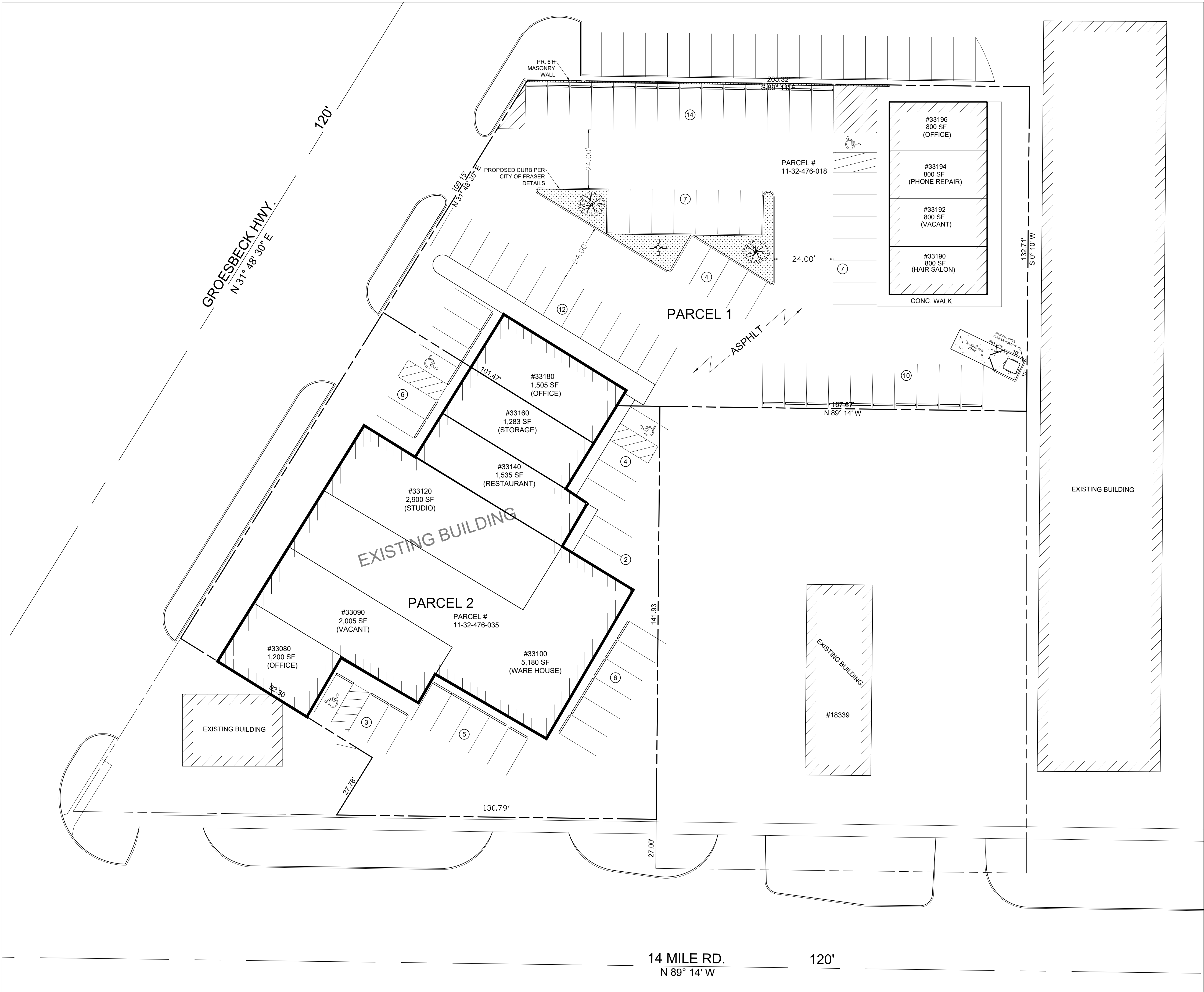
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Bii. SPR 22-03: 33180 Groesbeck Retail Center

Contents:

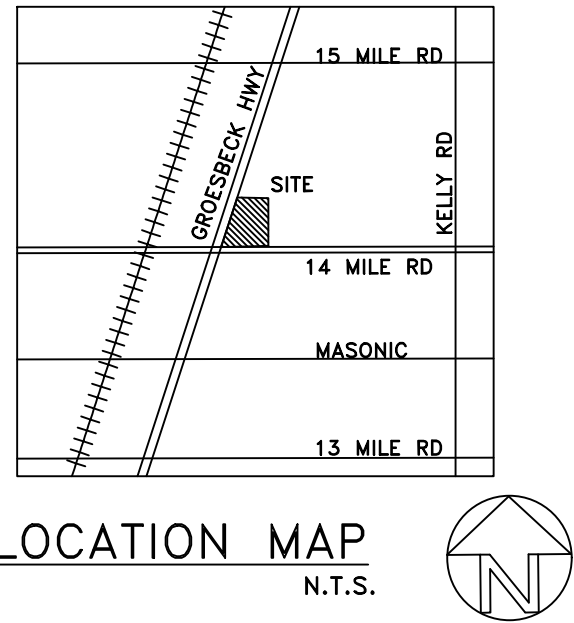
1. Site Plan Application Materials
2. Staff Memos



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

PARKING SPACES REQUIRED:
#33196=800/150=5.33 (OFFICE) ==> 5 SPACES
#33194=800/150=5.33 (PHONE REPAIR) ==> 5 SPACES
#33192=800/150=5.33 (VACANT) ==> 5 SPACES
#33190=2 CHAIRS (HAIR SALON) ==> 3 SPACES
#33180=1505/150=10 (OFFICE) ==> 10 SPACES
#33160=1283/1500=0.85 (STORAGE) ==> 1 SPACE
#33140=1535/100=15.3 (RESTAURANT) ==> 15 SPACES
#33120=2900/200=14.5 (STUDIO) ==> 14 SPACES
#33100=5180/1500=3.4 (WARE HOUSE) ==> 3 SPACES
#33090=2005/200=10 (VACANT) ==> 10 SPACES
#33080=1200/150= 8 (VACANT) ==> 8 SPACES
TOTAL 79 SPACES

PARKING SPACES PROVIDED:
82 SPACES INCLUDING (4) HANDICAP



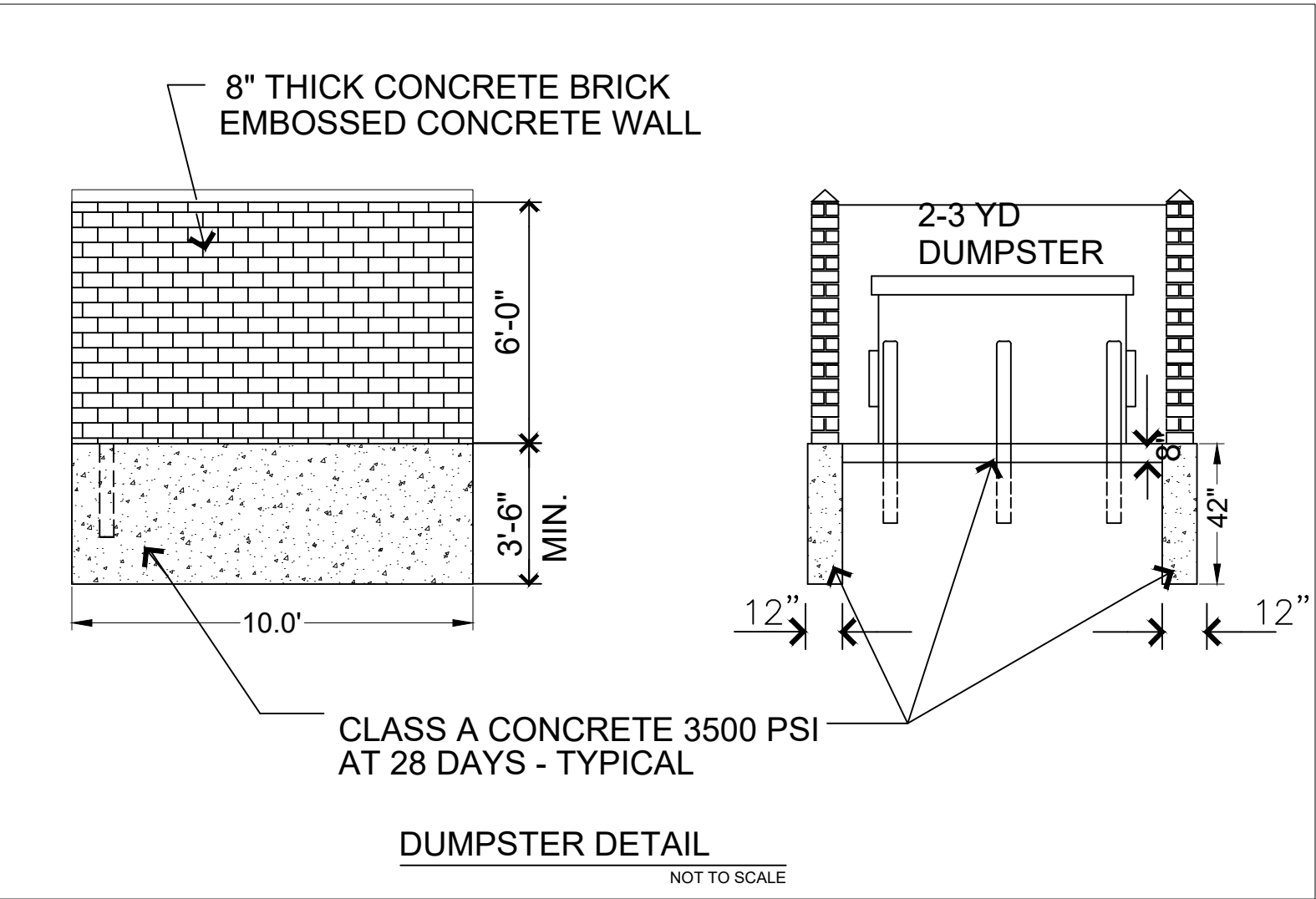
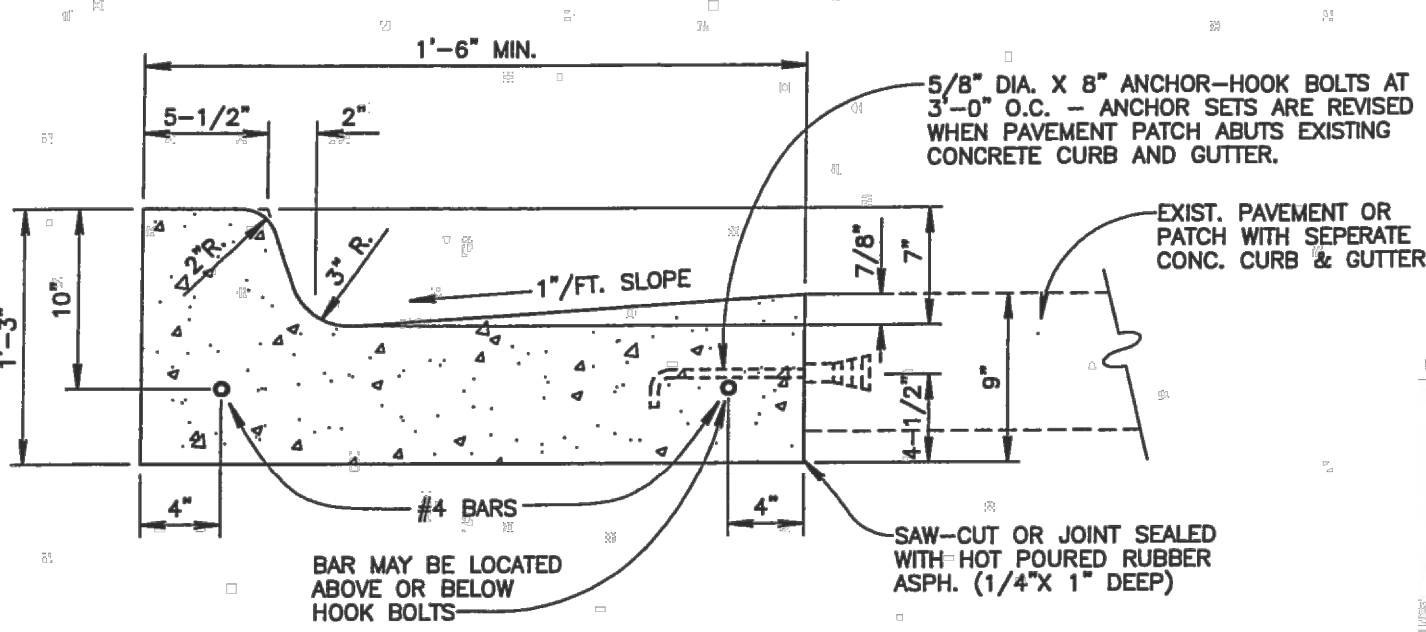
LEGAL DESCRIPTION:
PARCEL 1:
PIPERS FACTORY SITES PART OF LOTS 16 AND 17DESC AS FOLL; COMM AT NE COR LOT 16; THS0°10'W 171.37 FT ALG E LINE LOT 16 TO PT OFBEG; TH S0°10'W 132.71 FT ALG E LINE LOT 16; THN89°14'W 167.67 FT; TH S33°13'30 W 18.07 FT; THN56°46'30 W 101.47 FT; TH N31°48'30 E 109.15 FTALG SELY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

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

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

APPROVED PLANS TO BE ON SITE AT ANY TIME

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



SITE PLAN
SCALE: 1"=20'

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

OWNER'S NAME

Mr. KEVIN HANNA

33180 GROESBECK HWY.
FRASER, MI

REVISIONS:

SHEET TITLE

SITE PLAN

Project

Date

8/10/2022

Scale

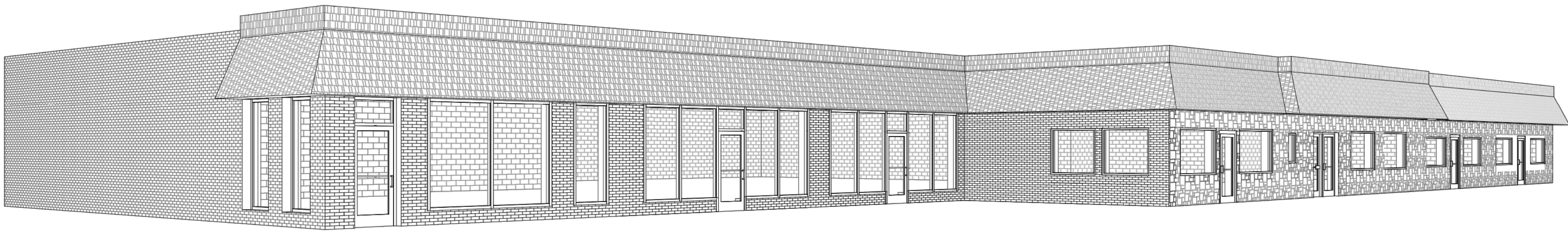
AS NOTED

Sheet

SP-1

FACADE REMODELING

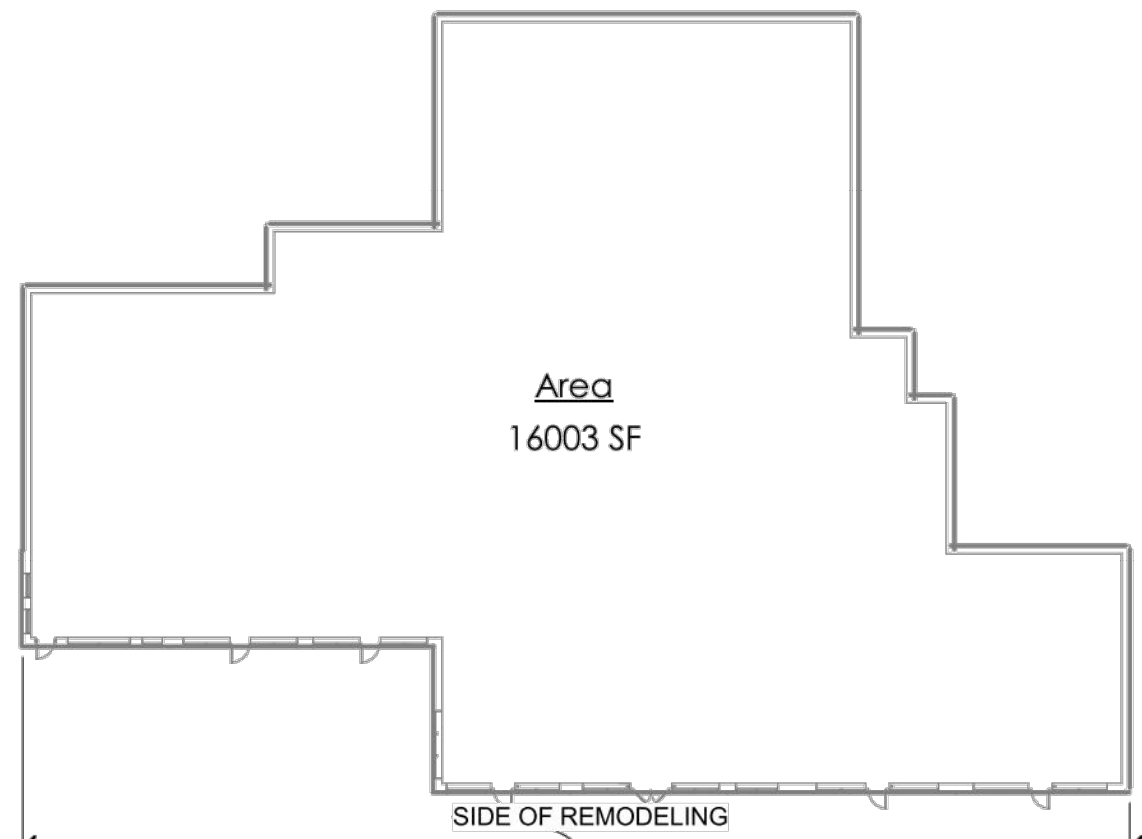
33180 Groesbeck Hwy, Fraser, MI
48026



DEMOLITION PLAN GENERAL NOTES:

- THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE EXISTING CONDITION. THE GENERAL CONTRACTOR SHOULD NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- COORDINATE AND VERIFY WITH THE OWNER ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION. THESE ITEMS MAY INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING: (1) LAB CASEWORK (2) FUMEHOOD(S) (3) LABORATORY EQUIPMENT (4) SUSPENDED CEILING COMPONENTS (LIGHT FIXTURES) DOOR(S) AND WINDOW(S) (6) EXISTING FURNITURE (7) EXISTING FIXED FURNITURE
- GENERAL CONTRACTOR IS TO MAINTAIN A SEPARATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE OF THE SCOPE OF WORK BY PROVIDING PLASTIC SHEATHING BETWEEN CONTIGUOUS SPACES AND/OR TEMPORARILY TAPING OF JOINTS AND GAPS TO PREVENT DUST MIGRATION.
- CAUSE NO DAMAGE TO EXISTING CONSTRUCTION TO REMAIN. TAKE CARE NOT TO ENCROACH ON ADJACENT OCCUPIED AREAS OR AREAS NOT WITHIN THE SCOPE OF WORK. PROTECT ALL EXISTING FINISHES, DOORS, FRAMES, ETC., WHICH ARE TO REMAIN.
- USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS.
- CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS, & OTHER ADJACENT OCCUPIED OR USED FACILITIES. COMPLY WITH LOCAL JURISDICTION REQUIREMENTS FOR RECYCLING AND TREATMENT OF ITEMS TO BE RECYCLED.
- DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE. COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON JOBSITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ASBESTOS OR OTHER HAZARDOUS MATERIAL ARE DISCOVERED DURING CONSTRUCTION. NOTIFY OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- SCHEDULE ALL SERVICE SHUT—DOWN(S) WITH THE OWNER. NOTIFY OWNER A MINIMUM TIME OF ONE (1) WEEK AND ADDITIONALLY ONE (1) HOUR PRIOR TO SHUT—DOWN(S).
- REMOVE ALL ABANDONED ANCHOR BOLTS & EMBEDDED ITEMS IN CONCRETE FLOORS THAT PROTRUDE ABOVE THE CONCRETE FLOOR SURFACE.
- REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR SPECIFIC DEMOLITION NOTES REGARDING THESE DISCIPLINES. ALL HVAC, ELECTRICAL AND PLUMBING ITEMS REMOVED SHALL BE CAPPED AND IDENTIFIED.
- UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTITIONS & ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY THE DEMOLITION, INCLUDING BUT NOT LIMITED TO, ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK.
- PROVIDE NEW SUPPORT RACK OR HANGERS FOR ABOVE CEILING ITEMS WHICH WERE ORIGINALLY SUPPORTED BY REMOVED WALLS.
- ABANDONING ITEMS OR UNUSED UTILITIES IN PLACE IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY PERMITTED BY THE OWNER.
- PATCH / PAINT / FINISHES: TAPE, PATCH, SAND SMOOTH, AND PAINT ALL EXISTING INTERIOR WALLS WHERE DAMAGED TO UPGRADE TO CLIENT—ACCEPTED CONDITION. ALL ADJACENT EXISTING FINISHES DAMAGED OR AFFECTED BY DEMOLITION OR CONSTRUCTION OF NEW AREAS IN SCOPE OF WORK SHALL BE PATCHED AND REPAIRED TO MEET CLIENT SATISFACTION.

COMPLY WITH ALL STANDARD LOCAL, NATIONAL, STATE AND FEDERAL SAFETY REQUIREMENTS FOR DEMOLITION.



3 AREA
1/32" = 1'-0"

GENERAL NOTES:

ALL INTERIOR PARTITIONS, FINISHES AND FIXTURES IN THE STORE TO BE BY OWNER/TENANT AND TO COMPLY WITH THE MICHIGAN CODE 2015.

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS ARE NOT PERMITTED.

ALL REQUIRED EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. DIRECTION EXIT SIGNS SHALL BE REQUIRED WHERE THE PATH OF EGRESS IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. (MBC & IFC CHAPTER 10, MEANS OF EGRESS)

PROVIDE PORTABLE FIRE EXTINGUISHER PER INTERNATIONAL FIRE CODE AND NFPA 10. TO BE COORDINATED WITH FIRE MARSHAL.

EMERGENCY LIGHTING SHALL BE PROVIDED FOR THE MEANS EGRESS IN ACCORDANCE WITH THE MBC & IFC CHAPTER 10, MEANS OF EGRESS.

ALL COMBUSTIBLE STORAGE AND ASSOCIATED FIRE PROTECTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.

ALL INTERIOR TO COMPLY WITH THE MICHIGAN BUILDING CODE CHAPTER 8, INTERIOR FINISHES AND THE INTERNATIONAL FIRE CODE, CHAPTER 8, INTERIOR DECORATIVE MATERIAL AND FURNISHINGS.

PROVIDE SIGNS INDICATING PUBLIC RESTROOM AS REQUIRED PER MICHIGAN BUILDING CODE 2009 AND MICHIGAN PLUMBING CODE 2012. UNISEX ACCESSIBLE SIGN SHALL BE MOUNTED ALONG SIDE THE DOOR ON THE LATCH SIDE. SIGNAGE CHARACTER MUST BE 48" MIN. AND 60" MAX. A.F.F.

PROVIDE A PERMANENT, CONSPICUOUS BUILDING ADDRESS IN ACCORDANCE WITH THE CITY CODE OF ORDINANCE & THE IFC, SECTION 505 PREMISES IDENTIFICATION, AS AMENDED. STREETS & ROADS SHALL BE IDENTIFIED WITH CLEAR SIGNS.

DOOR SURFACES WITHIN 10" OF THE FLOOR GROUND MEASURED VERTICALLY SHALL BE SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF DOOR.

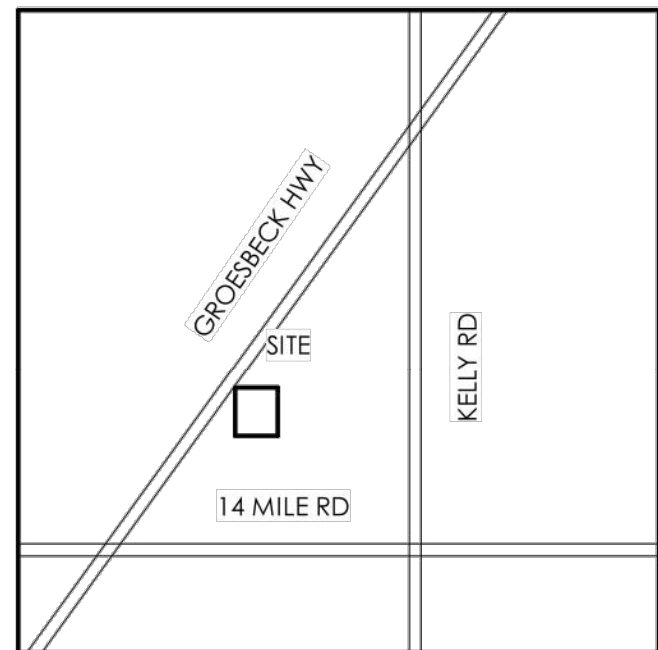
AN 18-INCH BY 48-INCH CLEAR MANEUVERING SPACE IS REQUIRED ON THE PULL-SIDE, LATCH-SIDE OF ALL DOORS.

FACADE REMODELING

33180 Groesbeck Hwy, Fraser, MI 48026

SHEET LIST

Sheet Number	Sheet Name
A0	COVER SHEET
A1	ELEVATION - WALL SECTION
A2	FRONT PLAN



JURISDICTION:	CITY OF FRASER
GOVERNING CODE:	1. 2015 MICHIGAN BUILDING CODE 2. 2015 MICHIGAN MECHANICAL CODE 3. 2015 MICHIGAN PLUMBING CODE 4. MICHIGAN ELECTRICAL CODE, 2017 NEC 5. ANSI A 117.1-2009 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED 6. MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA Standard 90.1-2007 7. INTERNATIONAL FIRE CODE 2018 APPROVED PLANS TO BE ON SITE AT ANY TIME PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO ANY TYPE OF WORK.
USE GROUP:	B
TYPE OF CONSTRUCTION	IIIB
UNIT AREA:	16000
ALTERANTION	
ZONING:	CG

GENERAL CONSTRUCTION NOTES:

1. THE SUB CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND ASSUME FULL/ SUBCONTRACTOR RESPONSIBILITY FOR VISUAL OBSERVATION OF EXISTING CONDITIONS. DURING THE VISIT THE CONTRACTOR SHALL RELATE THE PROPOSED FLOOR PLANS TO THE EXISTING SPACE CONDITIONS AND BE FAMILIAR WITH THE AREAS WHERE WORK WILL BE PERFORMED. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, IF ANY, PRIOR TO SUBMITTING THE BID AND START OF CONSTRUCTION.

2. THE SUB CONTRACTOR SHALL ACCEPT THE SITE IN THE CONDITION IN WHICH IT EXISTS AT THE TIME OF THE CONTRACT AWARD. ALL EXCLUSIONS SHALL BE MADE ON THE BID PROPOSAL AND SUBMITTED TO THE OWNER FOR REVIEW.

3. THE SUB CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO COMPLETE THE WORK SPECIFIED ON THE DRAWINGS AND HEREINAFTER SPECIFIED.

4. LAYOUT OF THE WORK, LOCATION OF REFERENCES AND DIMENSIONS PER PLANS AND COORDINATE LOCATION OF ALL CHASES, OPENINGS, DUCTS, LINES, CONDUITS, FIXTURES AND EQUIPMENT.

5. TEMPORARY PARTITIONS, DUST PROTECTORS, ENCLOSING OF OPENINGS, RAMPS AND CAT WALKS AS REQUIRED BY OSHA FOR SAFETY.

6. NO ALLOWANCE SHALL BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF AN ERROR ON HIS PART OR HIS NEGLIGENCE OF FAILURE TO ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS OF THE SPACE.

7. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, GUESTS, OR OTHER WORK BEING PERFORMED NEAR THE SITE.

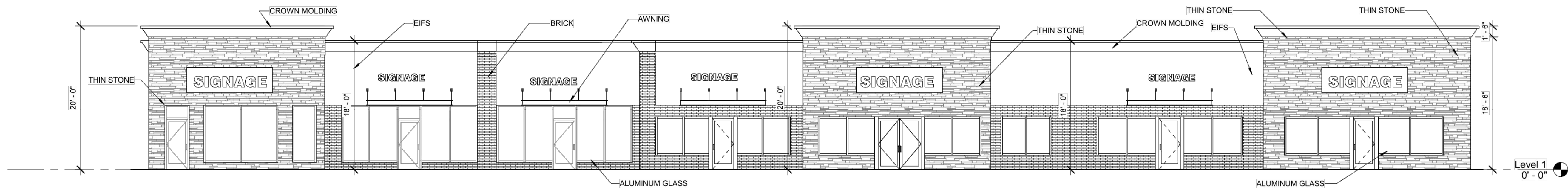
8. THE SUB CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.

9. MAINTAIN SAFE CONSTRUCTION ACCESS TO THE WORK AREA AT ALL TIMES AND POST WARNING SIGNS AT ALL PEDESTRIAN TRAVEL PATHS.

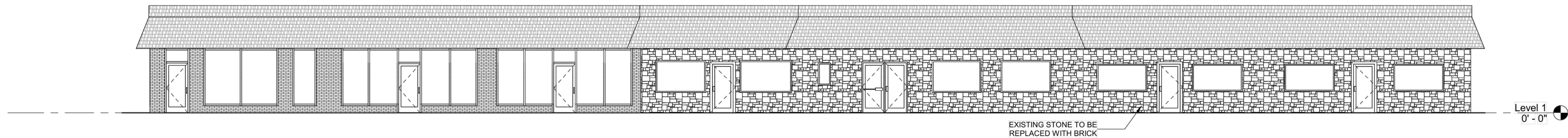
10. ALL ASSOCIATED ELECTRICAL, PLUMBING, ETC. TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED TO THE SOURCE.

11. EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CLEANUP OF DEBRIS AND CUTTING MATERIALS DAILY.

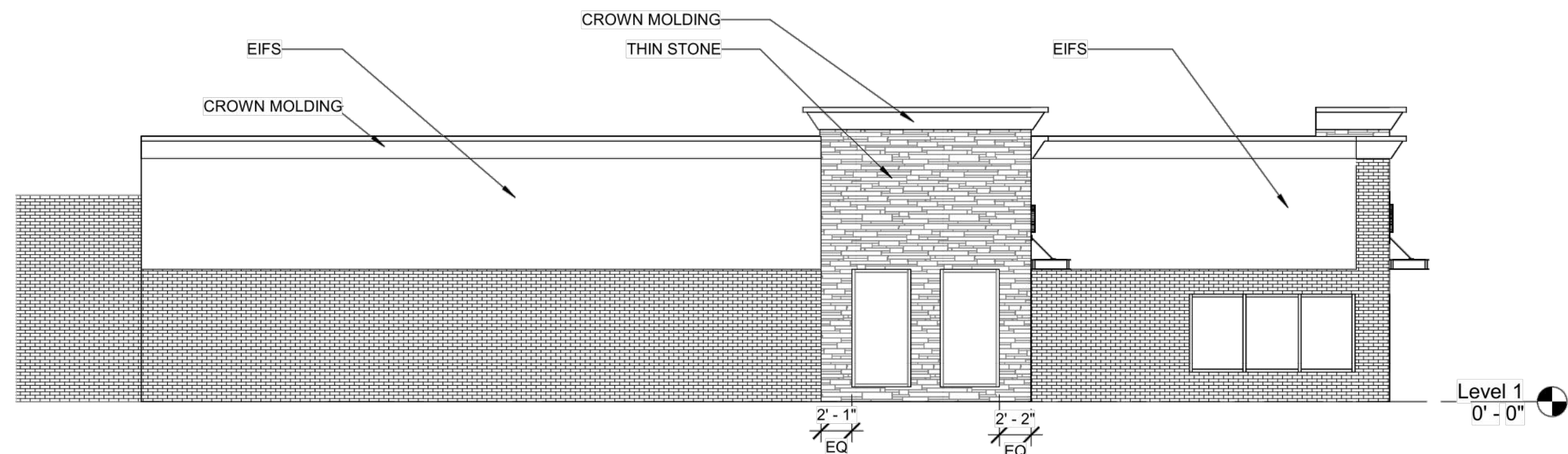




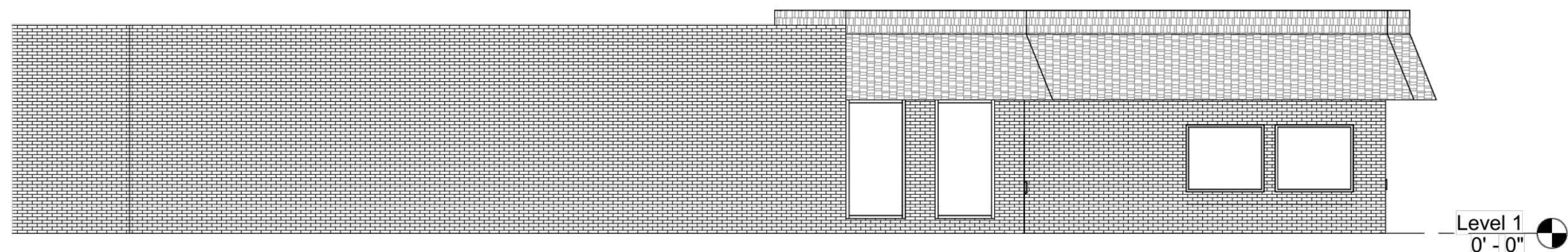
1 PROPOSED NORTH WEST ELEVATION
1/8" = 1'-0"



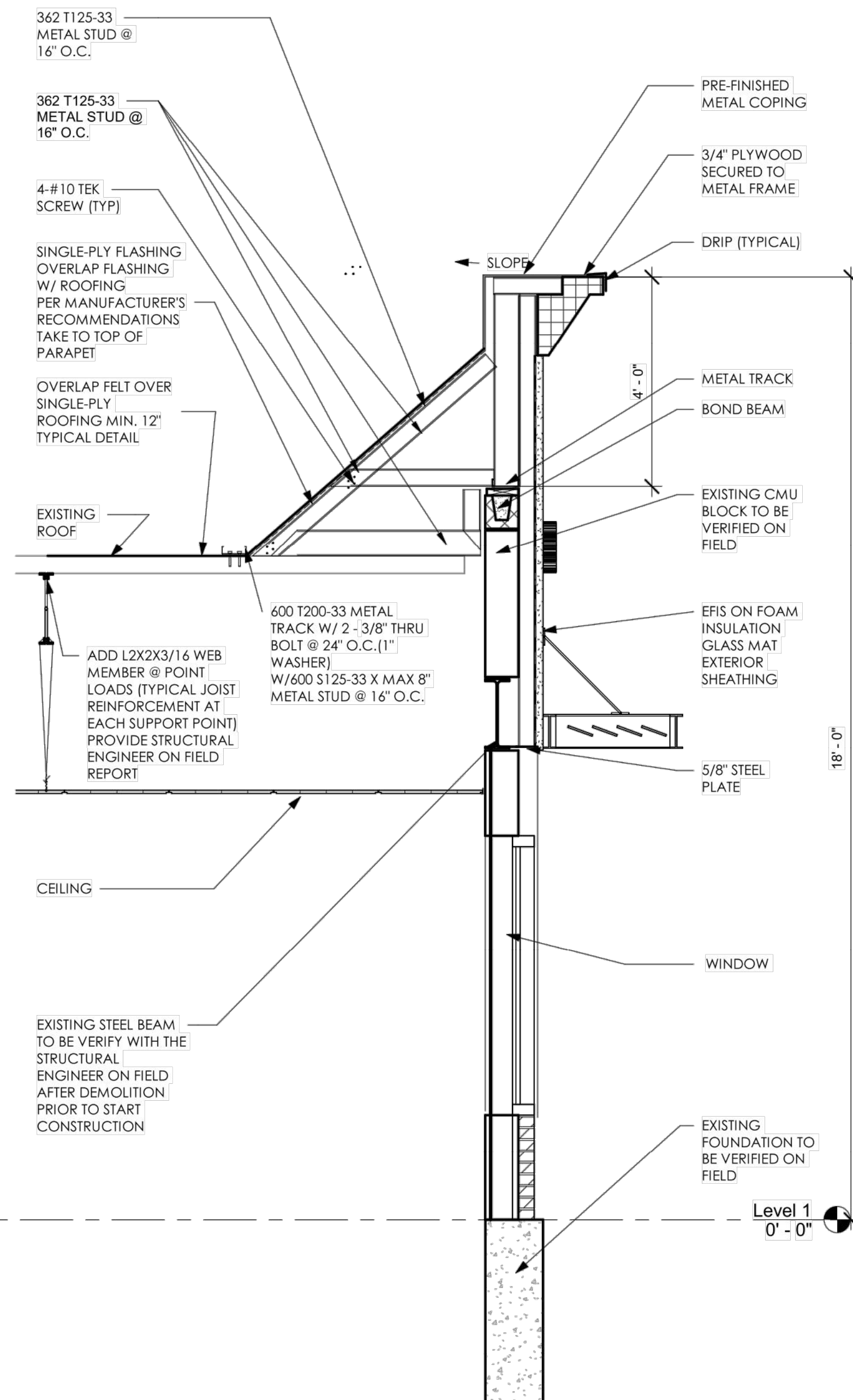
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1/8" = 1'-0"



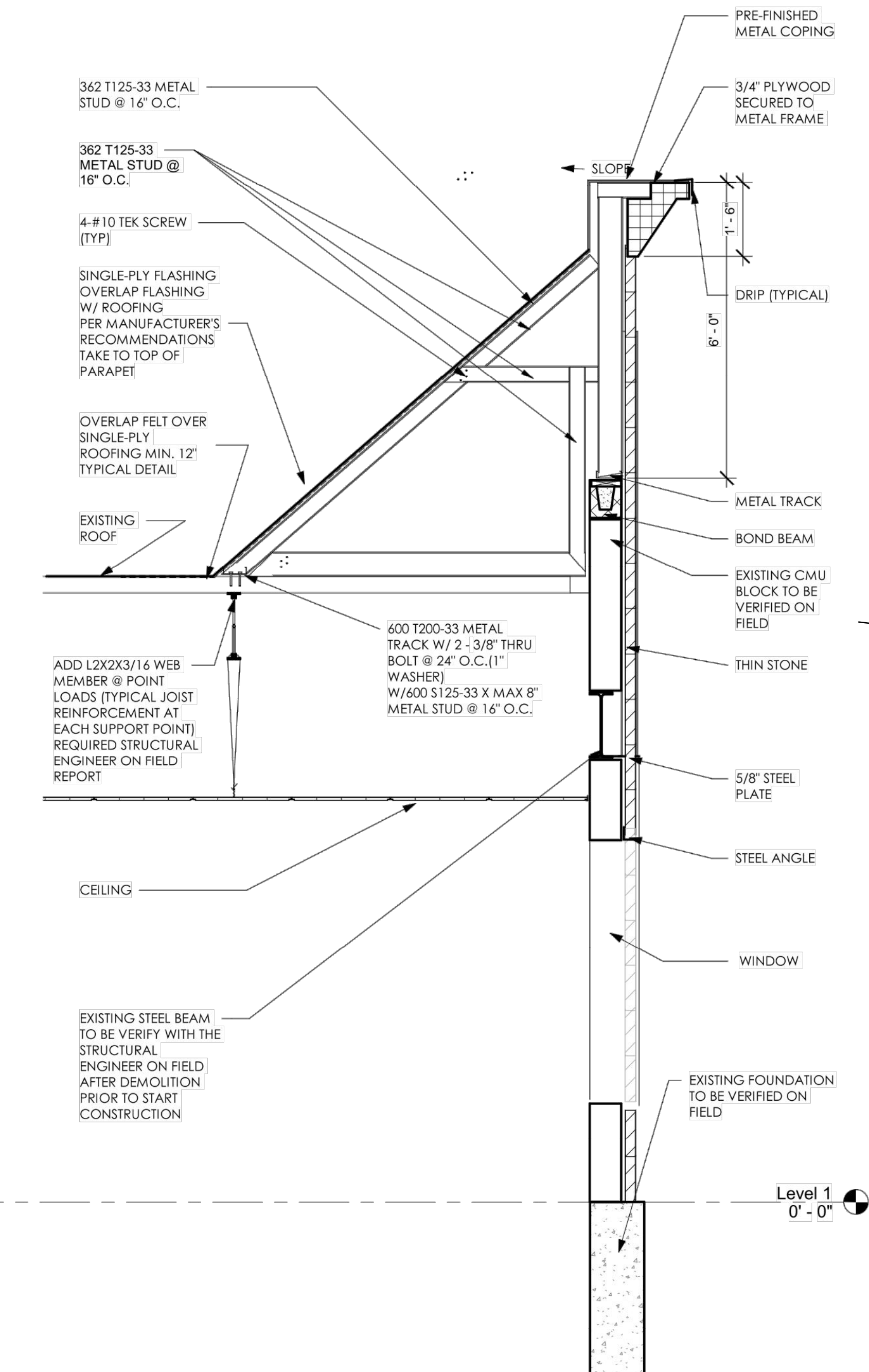
4 PROPOSED NORTH EAST ELEVATION
1/8" = 1'-0"



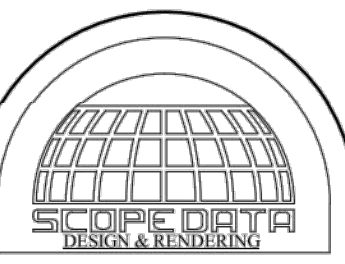
3 EXISTING NORTH EAST ELEVATION
1/8" = 1'-0"



5 Section 1
1/2" = 1'-0"



6 Section 2
1/2" = 1'-0"



SCOPE DATA, LLC.
381 DEER PATH TRL
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM
CONTACT NUMBER
PH: (248) 739-6390
FAX: (248) 562-1450
EMAIL:
INFO@SCOPEDATA.COM

BEARING
CONSTRUCTION AND
CONSULTING L.L.C.
32969 Hamilton Ct.
Ste. 120
Farmington Hills, MI
bearingcon@gmail.com

PROJECT:
FACADE REMODELING

ADDRESS
33180 Groesbeck Hwy,
Fraser, MI 48026

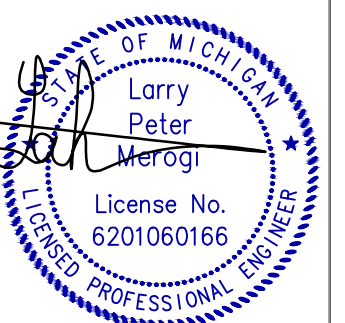
OWNER
Kevin Hanna

CONTRACTOR

SUBMITTALS

APPROVED BY:
LARRY MEROGI

REVISIONS
Revision Date



PROJECT NO

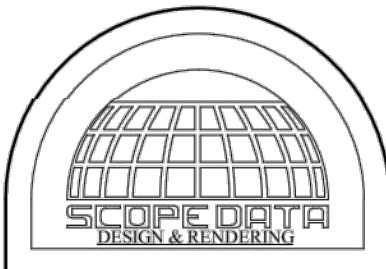
DATE
7/18/2022

SCALE

SHEET TITLE
ELEVATION - WALL
SECTION

SHEET #

A1



SCOPE DATA, LLC.
381 DEER PATH TRL
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM

CONTACT NUMBER
PH: (248) 739-6390
FAX: (248) 562-1450

EMAIL:
INFO@SCOPEDATA.COM

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32969 Hamilton Ct.
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PROJECT:
FACADE REMODELING

ADDRESS
33180 Groesbeck Hwy,
Fraser, MI 48026

OWNER
Kevin Hanna

CONTRACTOR

SUBMITTALS

APPROVED BY:
LARRY MEROGI

REVISIONS	
#	Revision Date

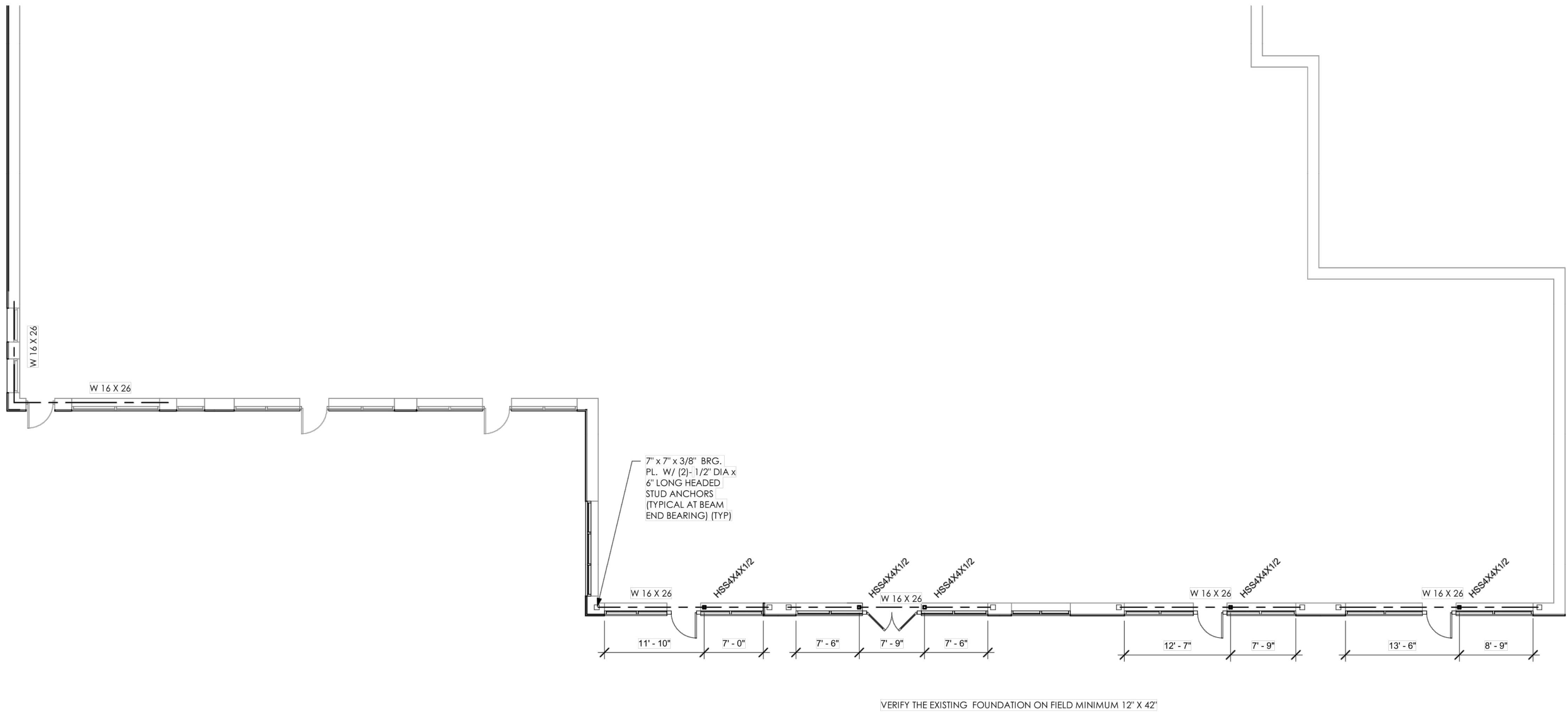
PROJECT NO

DATE
7/18/2022

SCALE

SHEET TITLE
FRONT PLAN

SHEET #
A2



1 PROPOSED FLOOR PLAN
1/8" = 1'-0"

Site Plan Review Summary

Site plan dated August 10, 2022

SP22-03

City of Fraser, Michigan



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

BRIEF SUMMARY OF REQUEST:

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



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

Compatibility with Zoning Ordinance

The CG district is designed to provide for a wide range of activities that are predominantly retail in nature. In addition to retail uses, other activities – usually requiring large land area and access to major or secondary thoroughfares – are permitted. Specifically, sit-down restaurants, retail, and warehouse and storage space are permitted by right,

Compatibility with Master Plan

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

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

PLANNER RECOMMENDATION

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

ATTACHMENTS

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

Review Against Zoning Standards



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

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

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

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

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

3. Signage (Section 32-85)

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

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

Section 32-141c of the City’s Zoning Ordinance states that “*portions of the site not used for parking, driveways and buildings shall be provided with landscaping and lawn (see section 5.03 [section 32-84]), approved by the planning commission, and so maintained in an attractive condition.*”

The applicant proposes to add parking islands with landscaping on the north parcel. This helps the property, which in its present state does not comply with Ordinance requirements, to be brought closer to compliance and will improve the appearance of the property. However, details of this landscaping were not provided.

TO BE ADDRESSED:

1. *The applicant should provide details regarding the proposed landscaping for review.*

5. Ingress and Egress and Vehicular Circulation.

Section 32-94(15) states that “adequate ingress and egress to the parking lot by means of clearly limited and defined paved drives shall be provided for all vehicles.” This multiple-parcel site depends on adjacent properties for access and egress to some parking spaces. If they don’t already exist, cross-access agreements should be provided to the City and recorded.

TO BE ADDRESSED:

2. *We recommend that the applicant provide shared access agreements to ensure that all parking on the site is accessible currently and in the case of a change in ownership.*

Parking (Section 32-92)

The applicant’s site plan shows a total of 82 parking spaces (4 of which are accessible) and the current use of the property. We note that some tenant spaces are currently vacant, though they are ‘built out’, and/or previously housed uses that may currently not meet Ordinance requirements (i.e., the ‘warehouse’ space)uses may be legally nonconforming to the Ordinance. As additional tenants are added, parking requirements will be vetted

through the Certificate of Occupancy and Compliance process. The applicant's description of current uses is detailed below, which results in a theoretical surplus of 1 parking space.

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

TOTAL PARKING	REQUIRED 81 PARKING SPACES	PROPOSED 82 PARKING SPACES
<u>Parking surplus: 1 space</u>		

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

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

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

The applicant proposes a 6-foot high masonry wall along the north edge of the property, in front of the front building line, separating the property from the adjacent lot. This structure, as proposed, is not allowable by Fraser Ordinances. We note that, if the desire is to screen the property from the adjacent structure, other options are available, namely landscaping. We also suggest for the Commission's consideration that a low (1.5 –2.5 feet) ornamental masonry screen wall might be an acceptable and attractive solution.

TO BE ADDRESSED:

3. The site plan must be revised to remove the 6-foot high masonry screen wall and, if desired, to replace it with an Ordinance-compliant solution.

7. Trash Enclosure

The proposed plan includes a dumpster located in the rear of the property, appropriately screened with an embossed concrete enclosure.

8. Reviewing Entities

The site plan is subject to review by all of the applicable departments and jurisdictions deemed necessary to ensure the health, safety, and welfare of the community. Please find the City Engineer's comments attached.

RECOMMENDATION

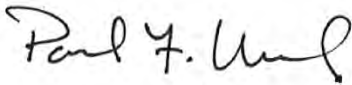
Based on the above review, we recommend the Planning Commission approve the site plan application, conditioned on the following:

- 1. The applicant provide details regarding the proposed landscaping for review.*
- 2. We recommend that the applicant provide shared access agreements to ensure that all parking on the site is accessible currently and in the case of a change in ownership.*
- 3. The site plan must be revised to remove the 6-foot high masonry screen wall and, if desired, to replace it with an Ordinance-compliant solution.*

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

Respectfully,

McKENNA

A handwritten signature in black ink that reads "Paul F. Urbiel".

Paul Urbiel, AICP
Senior Principal Planner

A handwritten signature in black ink that reads "Andrew Littman".

Andrew Littman
Senior Planner

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

Applicant: Kevin Hanna, Property Owner



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

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

August 29, 2022

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

Reference: [Site Plan Review](#)

33180 Groesbeck (SP22-03)
AEW Project No. 0190-0483

Dear Mr. Eck:

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

Utilities

1. Existing utilities are not shown on the site plan; however, the site is currently served by public water and sewer. It does not appear that the proposed work will impact these utilities.
2. There does not appear to be storm sewer on site and all stormwater runoff appears to sheet flow to either Groesbeck Highway or 14 Mile Road.

General

1. Prior to issuance of the Building Permit, the petitioner will be required to submit detailed engineering plans for review. The City of Fraser Standard Details for Paving and Storm Sewer shall be included in final engineering plans. Digital copies are available from our office.
2. The extent of parking lot resurfacing is unclear. Disturbance over an acre will require a soil erosion permit and possibly a drain permit from Macomb County Public Works Office.
3. Any work in the Groesbeck Highway (M-97) ROW will require a permit from the Michigan Department of Transportation.
4. Any work in the 14 Mile Road ROW will require a permit from the Macomb County Department of Roads.
5. Several cross-access agreements will need to be provided if they're not already in place.
6. Permanent construction (striping) is shown on an adjacent property.



Bruce Eck
August 29, 2022
Page 2

7. Temporary grading or construction easements (or other satisfactory evidence of authority to temporarily work on adjacent property) may be necessary for work along the northerly and easterly property lines for the construction of the proposed 6' masonry screening wall and dumpster enclosure.
8. Parking spaces on adjacent property should be shown to ensure adequate clearance for circulating traffic.
9. Several parking spaces are shown adjacent to a building without usable space for entering or exiting driver and/or passengers, particularly those signed/marked as accessible spaces.

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

Sincerely,

Michael A. Vigneron, PE
Director of Engineering

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

\\aew-actdata\active\0190\0190-0483\Gen\Letters\SitePlanReview_SP22-03_220829.docx

6

Biii. SPR 22-04: 15 Mile Industrial Development (Parcel 11-32-226-016)

Contents:

1. Site Plan Application Materials
2. Staff Memos
3. Correspondence

Fairway Packing Company is a unique blend of old-style packing house quality and service plus state of the art equipment and the newest technology to provide the finest finished product to the customer. Located in the heart of Detroit's Eastern Market since 1989, Fairway provides the highest quality Prime meats to Michigan's finest restaurants. We have a reputation as one of the cleanest and best facilities in the Midwest. We are USDA inspected and HACCP compliant.

Fairway offers Prime beef, both dry -and wet-aged, as well as Wagyu beef and Piedmonte beef. Other products include premium pork, veal, lamb, poultry, wild game and custom ground burgers. Our courteous and informed sales staff is available day and night to provide the best information and quickest service. Our family has been dedicated to providing the best meats and poultry for 60 years. Whether it's working with award winning chefs to create new product ideas, supervising production from start to finish, or making sure every order receives special attention, we are personally involved at every level to insure we always provide the best of ourselves to you.

Fairway sources the finest and most sustainable farm programs to raise our cattle. This guarantees the finest and most consistent cuts of beef. Thanks to our knowledgeable and hard working sales staff and a state-of-the-art production facility, Fairway Packing Company is the only Michigan restaurant meat distributor to be voted to the National Top 200 Purveyors by Meat Processing Magazine.

Fairway Packing has outgrown its current Detroit facility and now would like to expand into a brand new state of the art packaging facility on 15 Mile in Fraser, Michigan.

LEGAL DESCRIPTION (PROPOSED PARCEL 'A')

LAND SITUATED IN THE CITY OF FRASER, MACOMB COUNTY, MICHIGAN.
DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 2 NORTH; RANGE 13 EAST; CITY OF FRASER, MACOMB COUNTY, MICHIGAN.

DESCRIBED AS COMMENCING AT THE NORTHEAST 1/4 OF SECTION 32 NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 787.89 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING. THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS 269.81 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 17 SECONDS WEST 301.94 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 34 SECONDS EAST 271.14 FEET; TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 299.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 81,279.91 SQUARE FEET OR 1.87 ACRES OF LAND. SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD.

PARCEL 'A' LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF FRASER, MACOMB COUNTY, MICHIGAN. DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 2 NORTH, RANGE 13 EAST; CITY OF FRASER, MACOMB COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NORTHEAST 1/4 OF SECTION 32 NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 787.89 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING. THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST 269.81 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 17 SECONDS WEST 301.94 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 34 SECONDS EAST 271.14 FEET; TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 299.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 81,279.91 FEET OR 1.87 ACRES OF LAND. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT-OF-WAY OF RECORD.

PARCEL 'B' LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF FRASER, MACOMB COUNTY, MICHIGAN. DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 2 NORTH, RANGE 13 EAST; CITY OF FRASER, MACOMB COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NORTHEAST 1/4 OF SECTION 32 NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 787.89 FEET ALONG THE NORTH LINE OF SAID SECTION. THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST 269.81 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST 755.32 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 34 SECONDS WEST 208.08 FEET; THENCE NORTH 10 DEGREES 22 MINUTES 31 SECONDS WEST 74.95 FEET; THENCE NORTH 24 DEGREES 32 MINUTES 47 MINUTES WEST 207.00 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 34 SECONDS EAST 492.15 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 17 SECONDS EAST 301.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 215,614.10 FEET OR 4.95 ACRES OF LAND. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT-OF-WAY OF RECORD.

EXISTING SITE SUMMARY

TOTAL NET SITE AREA: 6.402 ACRES
EXISTING BUILDING AREA: 94,494 S.F.

PARKING REQUIRED (1/1500 S.F.) = 63 SPACES (3 ACCESSIBLE REQUIRED)
EXISTING PARKING PROVIDED = 98 SPACES (4 ACCESSIBLE)
PARK'G REMOVED FOR NEW BLDG= 3 SPACES
EXISTING PARKING TO REMAIN = 95 SPACES (4 ACCESSIBLE)

PROPOSED BUILDING

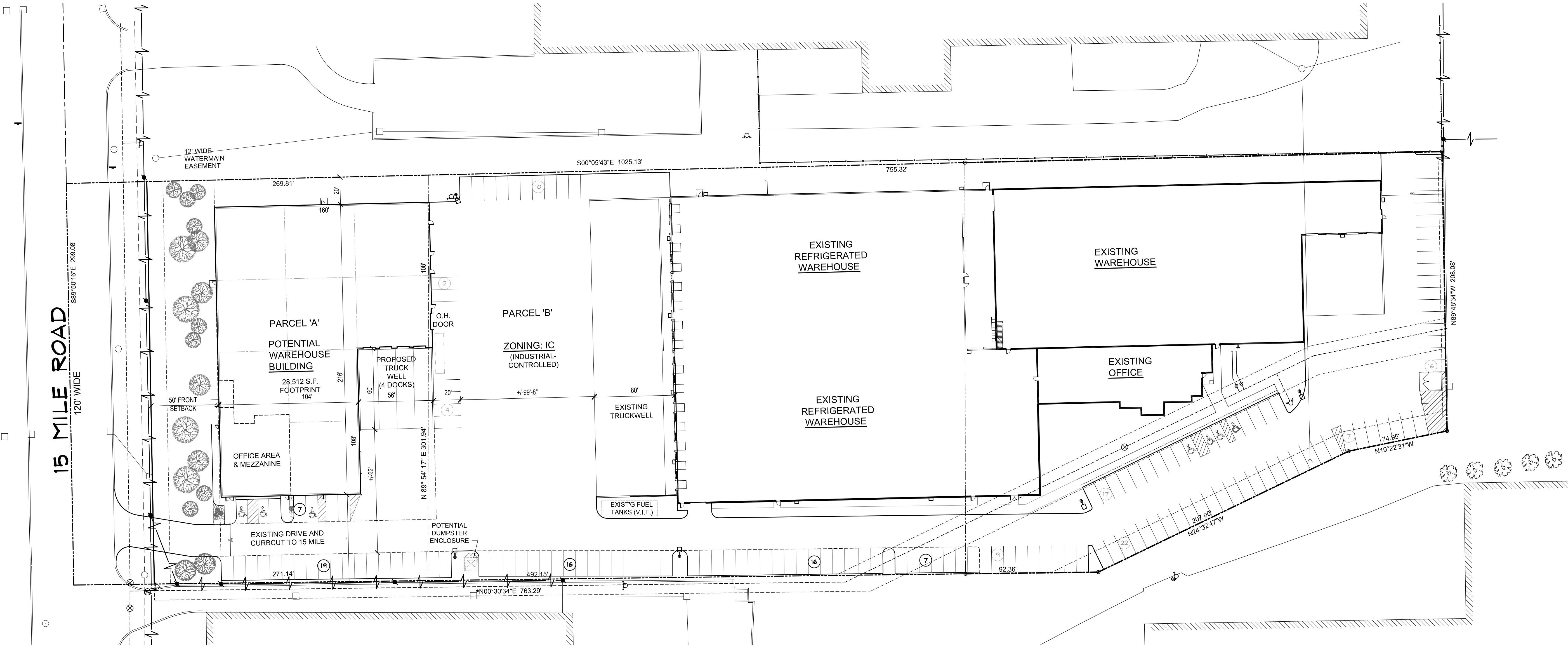
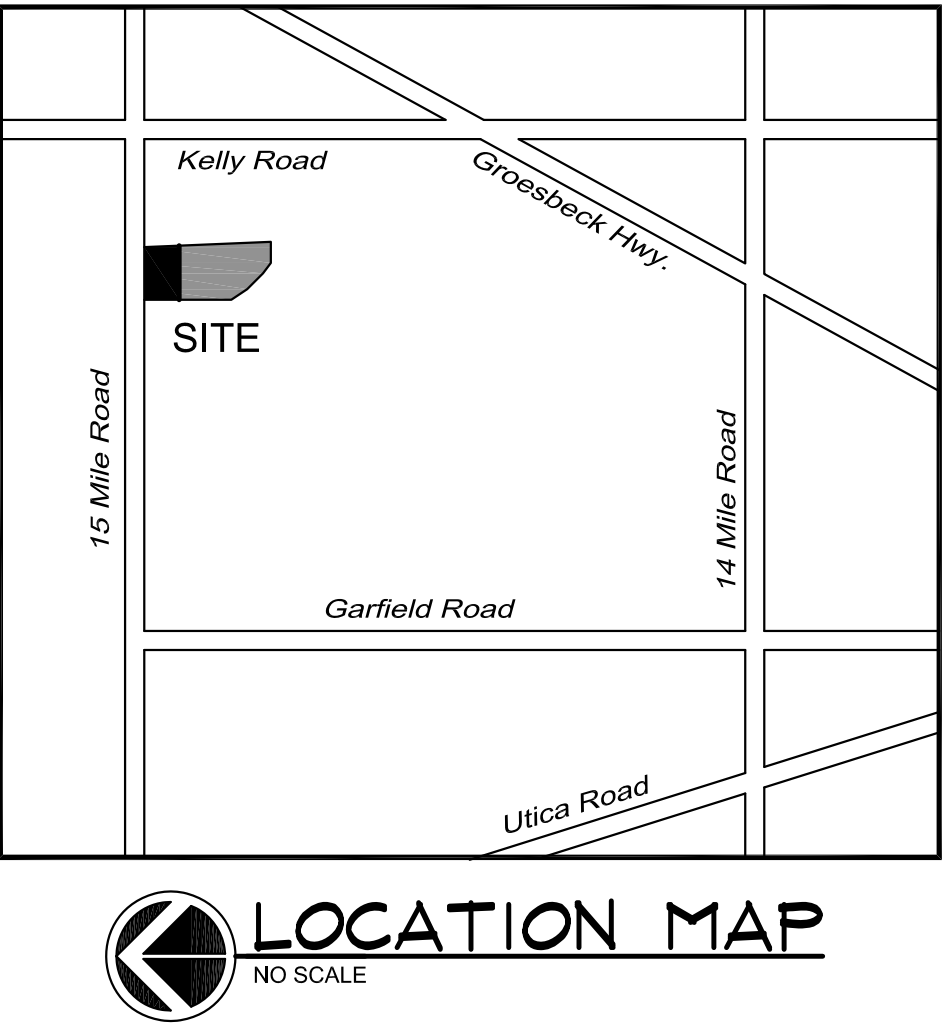
MAIN FLOOR PROCESSING/WAREHOUSE AREA: 25,898 S.F.
MAIN FLOOR OFFICE AREAS: 2,614 S.F.
TOTAL MAIN FLOOR AREA: 28,512 S.F.

MEZZANINE OFFICE AREAS: 2,785 S.F.
MEZZANINE STORAGE AREAS: 192 S.F.
TOTAL MEZZANINE AREA: 2,977 S.F.

TOTAL BUILDING FLOOR AREA: 31,489 S.F.

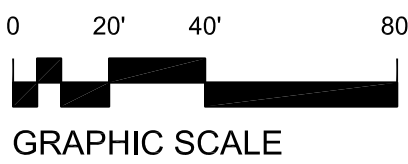
ADDITIONAL PARKING REQUIRED (1/500 S.F.) = 63 SPACES (3 ACCESSIBLE REQ'D)
TOTAL PARKING REQUIRED (63 EXIST'G+63) = 126 SPACES (6 ACCESSIBLE REQ'D)

ADDITIONAL PARKING PROVIDED = 56 SPACES (3 ACCESSIBLE)
TOTAL PARKING PROVIDED (PER SUMMARY ABOVE) = 151 SPACES (7 ACCESSIBLE)



ARCHITECTURAL SITE PLAN
SCALE: 1"=40'-0"

* LANDSCAPING, AND FUTURE INDUSTRIAL BUILDING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MUNICIPAL SITE PLAN REVIEW AND APPROVAL.



NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: CARMELA FOODS
18XXX FIFTEEN MILE ROAD
FRASER, MICHIGAN

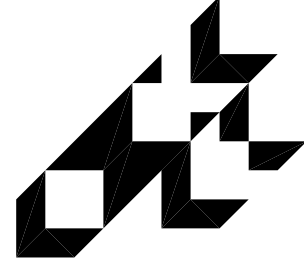
ISSUE	DATE
SCHEMATIC	02-23-22
REVISED	05-20-22
REVISED	07-28-22
REVISED	08-09-22

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JOB NO:	17-8946
SHEET NUMBER:	A-101

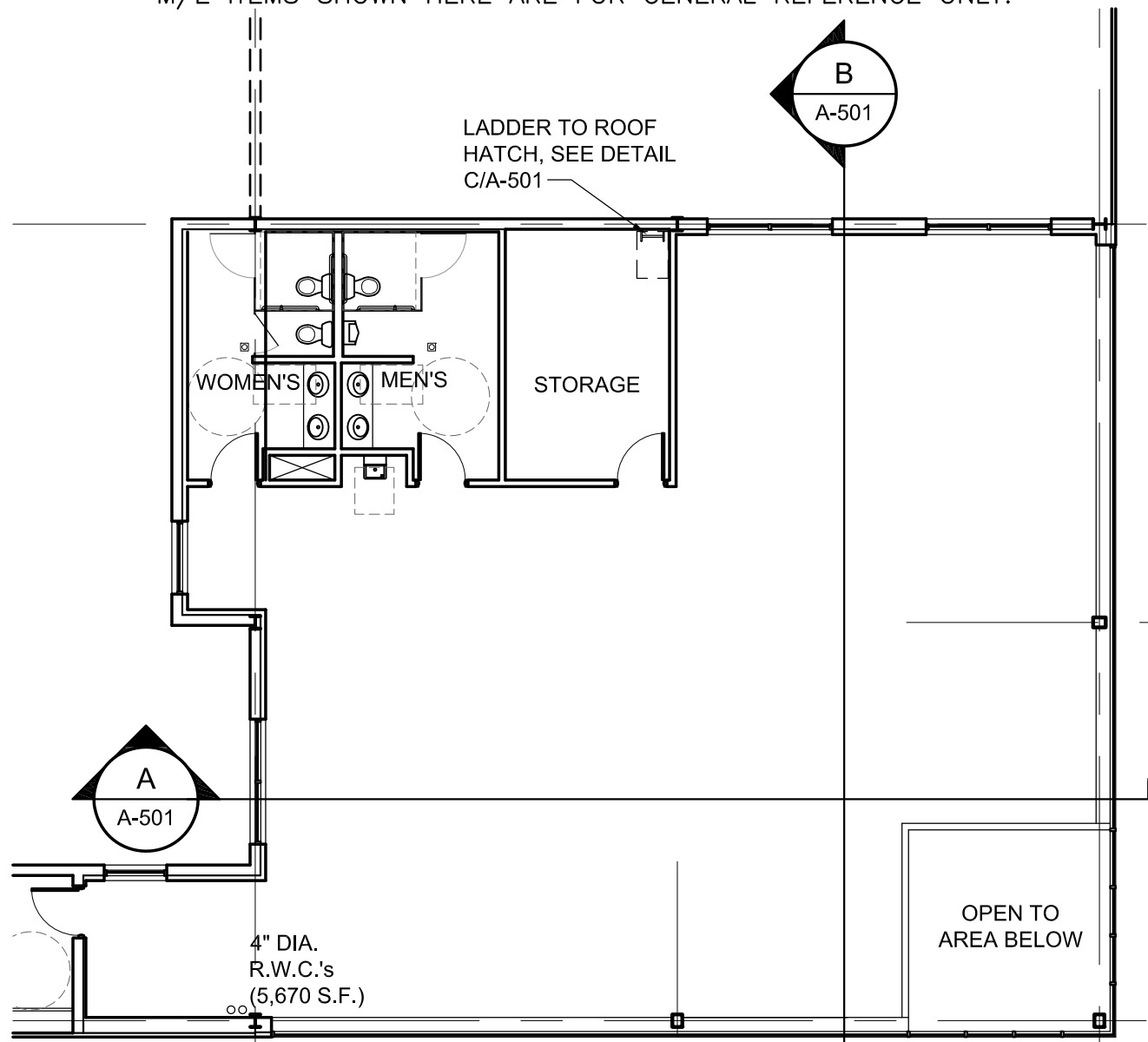
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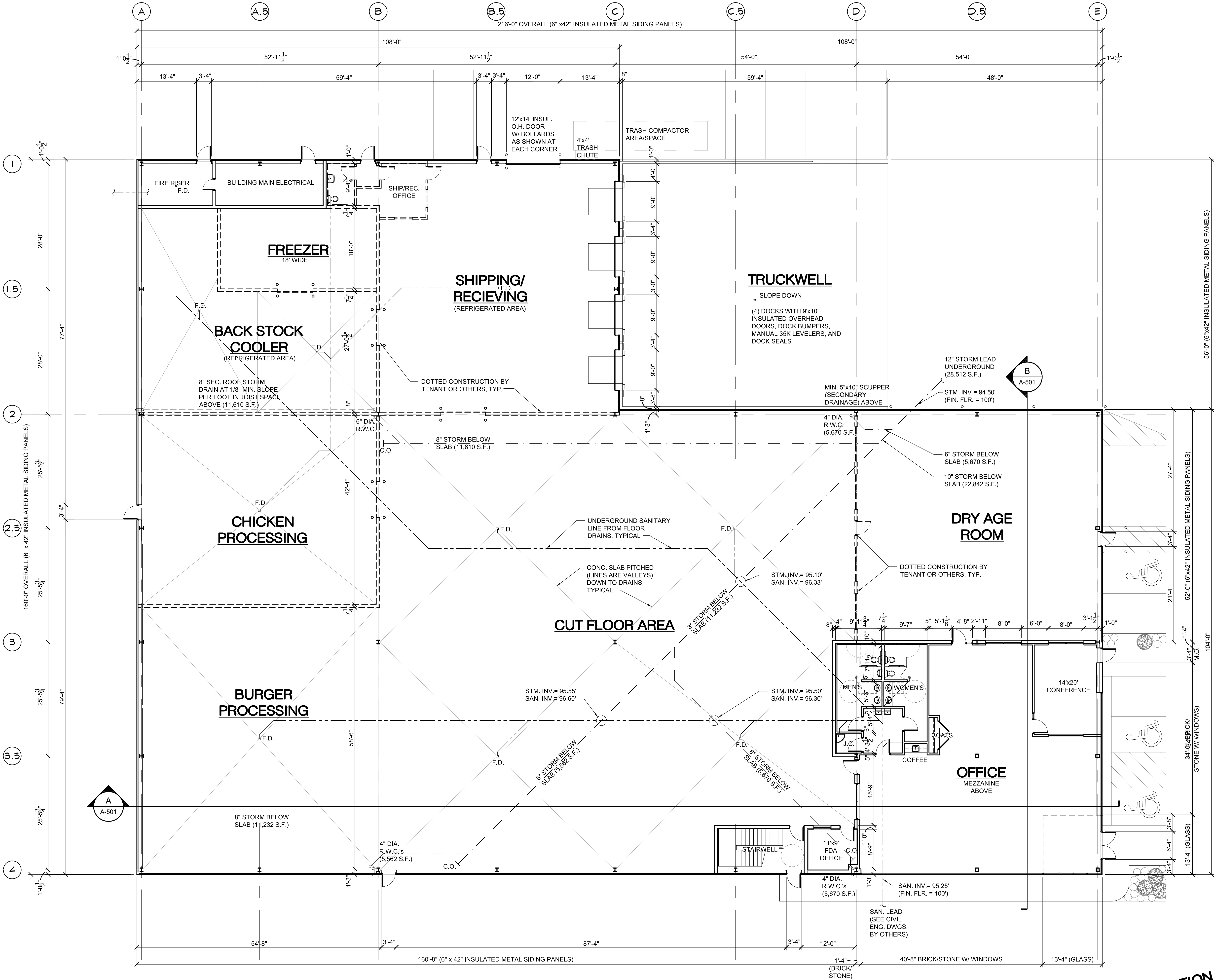
GENERAL NOTES

- 1 DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN OR FIELD VERIFY IF NECESSARY.
- 2 ONLY DOCUMENTS INDICATED AS "BIDDING" OR "CONSTRUCTION" ARE TO BE USED FOR BIDDING OR CONSTRUCTION.
- 3 THE REQUIREMENTS OF ICC/ANSI A117.1 AND THE AMERICANS WITH DISABILITIES ACT (ADA) ARE TO BE FULLY SATISFIED. ALL WORK SHALL MEET THE MOST STRINGENT REQUIREMENTS OF BOTH INCLUDING, BUT NOT LIMITED TO CLEARANCES, LIMITATIONS, ACCESSORIES, ETC. THESE DRAWINGS ARE PREPARED IN ACCORDANCE WITH THE LIMITED SERVICES FOR WHICH THE ARCHITECT WAS CONTRACTED. THE ARCHITECT MAKES NO REPRESENTATION THAT THE INTERPRETATION OF THESE DOCUMENTS WILL RESULT IN COMPLETE COMPLIANCE WITH THE ADA.
- 4 ALL GLASS SHALL CONFORM TO FS DD-G-451. SAFETY GLASS SHALL CONFORM TO U.S. CONSUMERS PRODUCT SAFETY COMMISSION STANDARD 16 CFR 1201.
- 5 ALL DOORS REQUIRED TO BE LABELED SHALL BE SET IN LABELED FRAMES AND IDENTIFIED WITH UL LABEL AND PROVIDED WITH APPROVED SELF-CLOSING DEVICES AND POSITIVE LATCHING HARDWARE.
- 6 CONTRACTOR TO VERIFY MECHANICAL EQUIPMENT UNIT LOADS AND LOCATIONS, IF NOT INDICATED ON PLAN, AND REPORT TO ARCHITECT PRIOR TO ERECTION.
- 7 ALL DESIGNATED EXIT DOORS SHALL BE EQUIPPED WITH NON-LOCKING AGAINST EGRESS HARDWARE.
- 8 PLASTIC PIPING, INSULATION AND OTHER COMBUSTIBLE MATERIALS SHALL BE RESTRICTED TO USE WHERE PERMITTED BY CODE AND IN NON-COMBUSTIBLE WALLS AND CEILING SPACES THAT DO NOT CONNECT DIRECTLY TO OCCUPIED ROOMS OR VENTILATING AIR DUCTS OR SPACES, IN ACCORDANCE WITH THE MICHIGAN STATE FIRE MARSHAL REGULATIONS. PROVIDE STEEL PIPING FOR ALL PLASTIC PIPING PASSING THROUGH FIREWALLS. RATED SHAFT WALLS SHALL BE DESIGNATED AS SUCH IN ACCORDANCE WITH 2015 MICHIGAN BUILDING CODE SECTION 703.7.
- 9 ALL SIGNAGE THAT PROVIDES EMERGENCY INFORMATION OR GENERAL CIRCULATION DIRECTIONS OR SPACE IDENTIFICATION SHALL COMPLY WITH THE MOST STRINGENT OF ANSI A117.1 AND THE AMERICANS WITH DISABILITIES ACT.
- 10 WHEN REQUIRED, PORTABLE FIRE EXTINGUISHERS SHALL BE FURNISHED BY THE OWNER AND INSTALLED IN ACCORDANCE WITH NFPA 10.
- 11 ALL FINISH LUMBER SHALL HAVE A MOISTURE CONTENT OF 9% OR LESS.
- 12 PROVIDE FIRE RETARDANT TREATED (FRT) WOOD BLOCKING WHERE REQUIRED TO SUPPORT ITEMS MOUNTED TO PARTITIONS AND AROUND ALL DOOR OPENINGS, ETC. ALL LUMBER REQUIRED TO BE FIRE TREATED SHALL BEAR THE UL FR-S LABEL.
- 13 ALL INTERIOR FINISHES SHALL MEET THE FLAME SPREAD AND SMOKE DEVELOPED REQUIREMENTS OF MBC 2015, CHAPTER 8 "INTERIOR FINISHES".
- 14 ALL INTERIOR METAL STUD PARTITIONS ARE TO BE DESIGNED TO WITHSTAND A UNIFORM LATERAL LOAD OF 5 P.S.F. BRACE WALLS TO THE STRUCTURE AS REQUIRED. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- 15 UNLESS NOTED OTHERWISE, PRODUCTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO PROVIDE ALL PRODUCT WARRANTIES AND INFORMATION TO PROPERTY MANAGER UPON COMPLETION OF CONSTRUCTION.
- 16 ALL MECHANICAL/ELECTRICAL ENGINEERING SHALL BE PERFORMED ON A "DESIGN-BUILD" BASIS BY THE OWNER'S RESPECTIVE CONTRACTORS. ANY M/E ITEMS SHOWN HERE ARE FOR GENERAL REFERENCE ONLY.



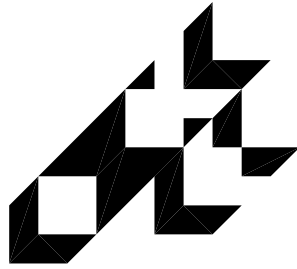
MEZZANINE NOTE:
ENTIRE MEZZANINE ENCLASURE IS 2,600
GROSS SQ. FT. (MEETS THE 2015 MICHIGAN
BUILDING CODE EXEMPTIONS IN SECTION
1104.4 EXCEPTION #1 AND SECTION 505.2.3
EXCEPTION #5)

MEZZANINE PLAN
SCALE: 3/32"=1'-0"



1ST FLOOR PLAN
SCALE: 3/32"=1'-0"

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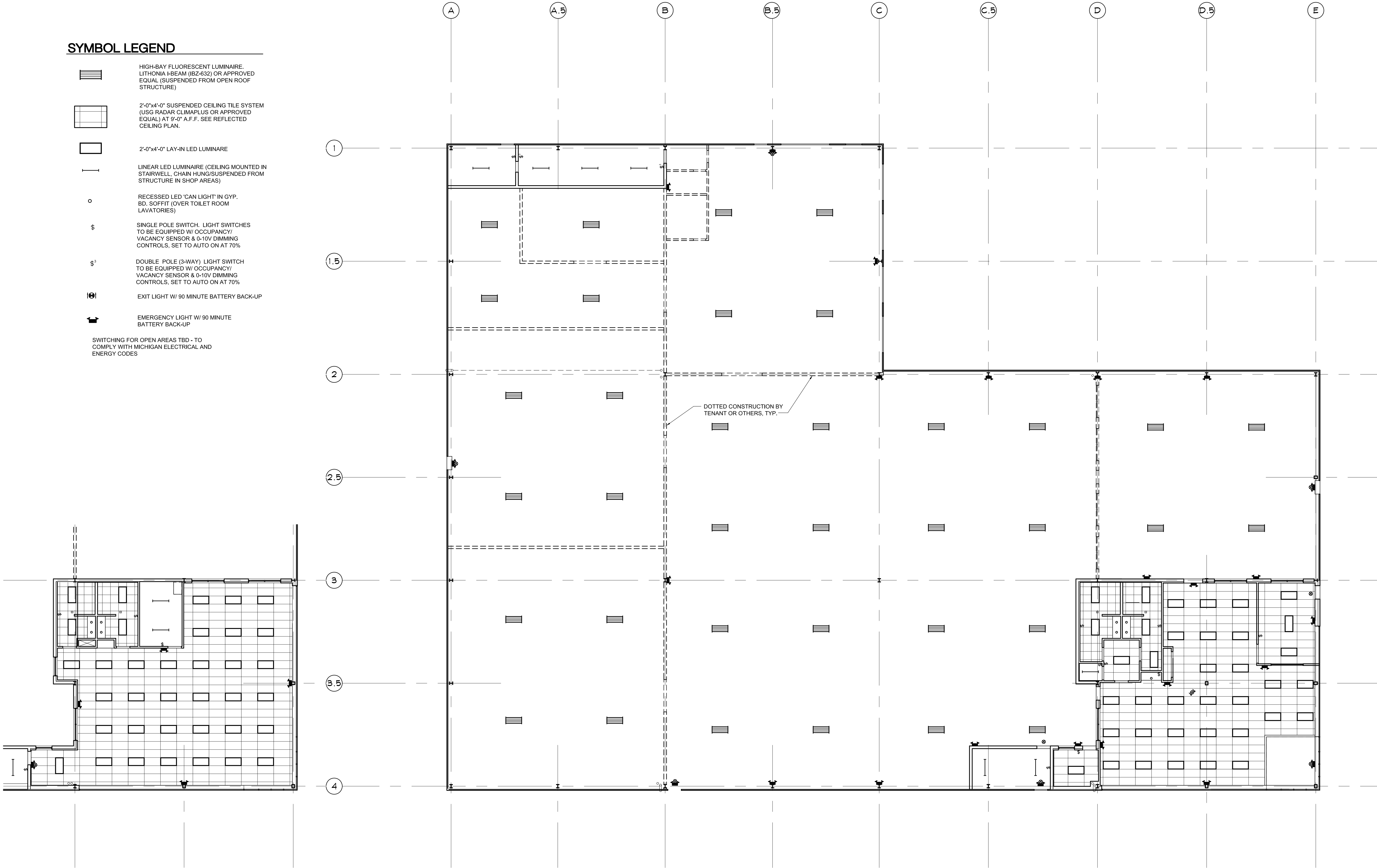
FLOOR PLANS

ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: CARMELA FOODS
18 FIFTEEN MILE ROAD
FRASER, MICHIGAN

ISSUE	DATE
SCHEMATIC	02-23-22
REVISED	03-05-22
REVISED	05-20-22
REVISED	07-27-22
REVISED	08-10-22

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SYMBOL LEGEND

- HIGH-BAY FLUORESCENT LUMINAIRE, LITHONIA I-BEAM (IBZ-632) OR APPROVED EQUAL (SUSPENDED FROM OPEN ROOF STRUCTURE)
- 2'-0"x4'-0" SUSPENDED CEILING TILE SYSTEM (USG RADAR CLIMAPLUS OR APPROVED EQUAL) AT 9'-0" A.F.F. SEE REFLECTED CEILING PLAN.
- 2'-0"x4'-0" LAY-IN LED LUMINAIRE
- LINEAR LED LUMINAIRE (CEILING MOUNTED IN STAIRWELL, CHAIN HUNG/SUSPENDED FROM STRUCTURE IN SHOP AREAS)
- RECESSED LED 'CAN LIGHT' IN GYP. BD. SOFFIT (OVER TOILET ROOM LAVATORIES)
- SINGLE POLE SWITCH, LIGHT SWITCHES TO BE EQUIPPED W/ OCCUPANCY/ VACANCY SENSOR & 0-10V DIMMING CONTROLS, SET TO AUTO ON AT 70%
- DOUBLE POLE (3-WAY) LIGHT SWITCH TO BE EQUIPPED W/ OCCUPANCY/ VACANCY SENSOR & 0-10V DIMMING CONTROLS, SET TO AUTO ON AT 70%
- EXIT LIGHT W/ 90 MINUTE BATTERY BACK-UP
- EMERGENCY LIGHT W/ 90 MINUTE BATTERY BACK-UP

SWITCHING FOR OPEN AREAS TBD - TO COMPLY WITH MICHIGAN ELECTRICAL AND ENERGY CODES

DOTTED CONSTRUCTION BY TENANT OR OTHERS, TYP.

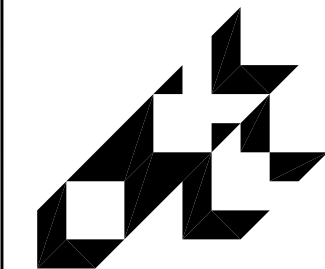
REFLECTED CEILING PLANS

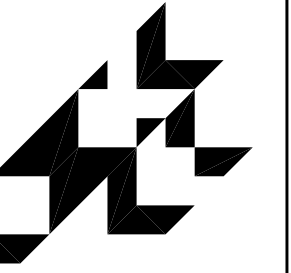
ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: CARMELA FOODS
18 FIFTEEN MILE ROAD
FRASER, MICHIGAN

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REVISED	05-20-22
REVISED	07-27-22
REVISED	08-08-22

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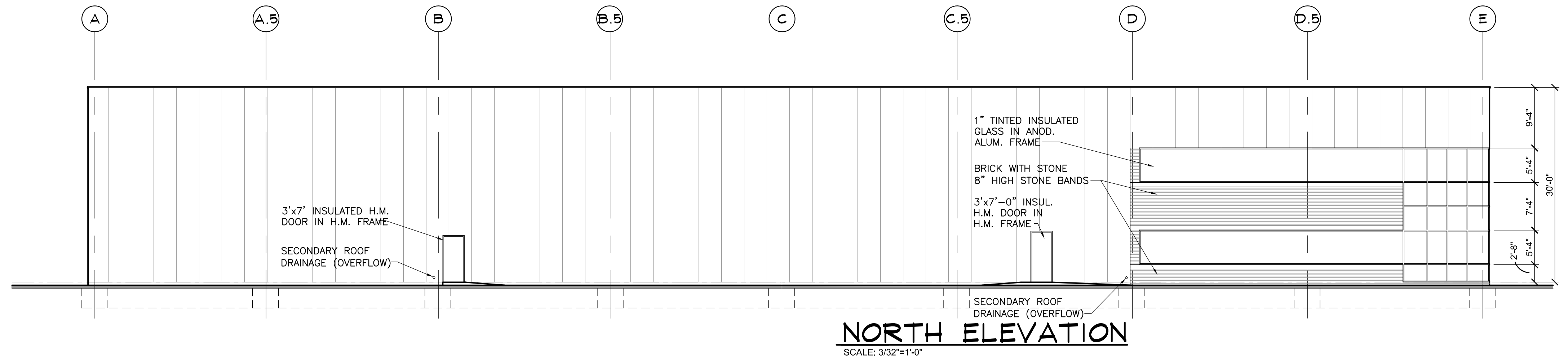
BUILDING ELEVATIONS

ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: CARMELA FOODS
18 FIFTEEN MILE ROAD
FRASER, MICHIGAN

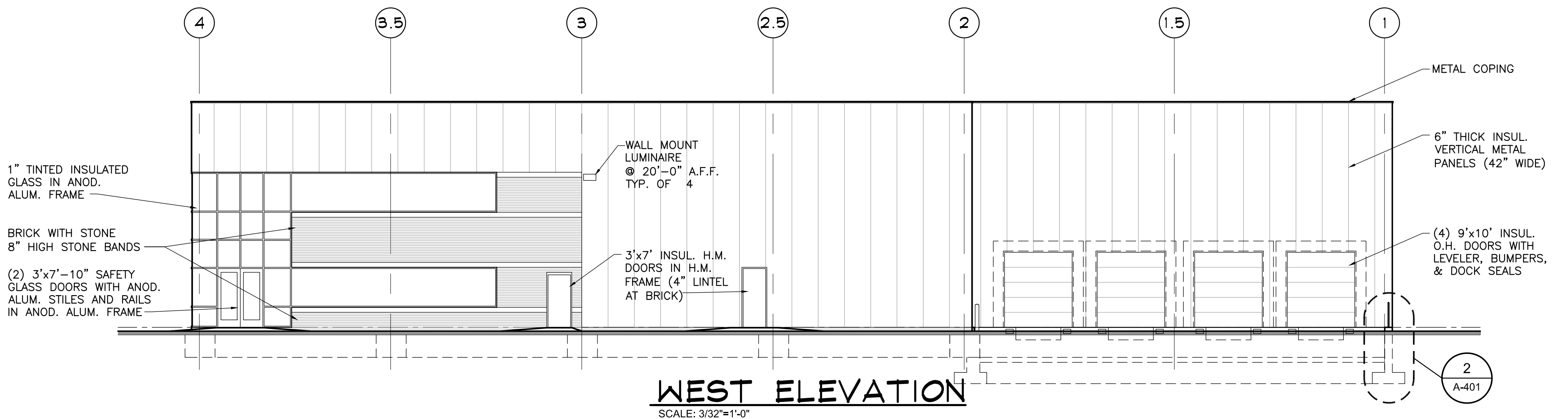
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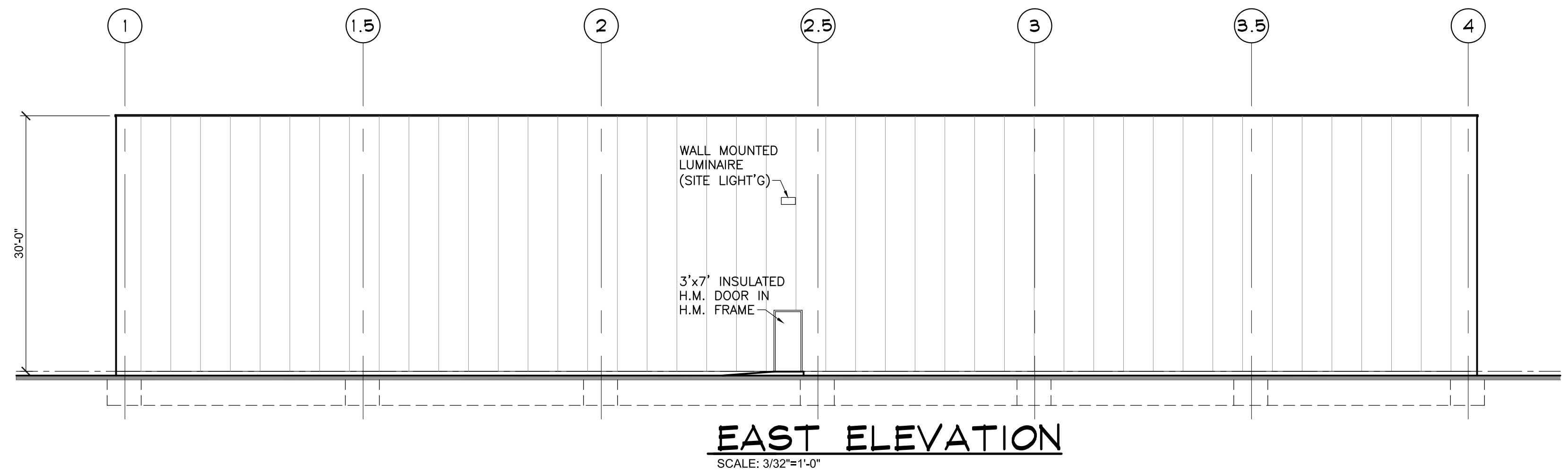
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JOB NO: 17-8946
SHEET NUMBER:
A-401



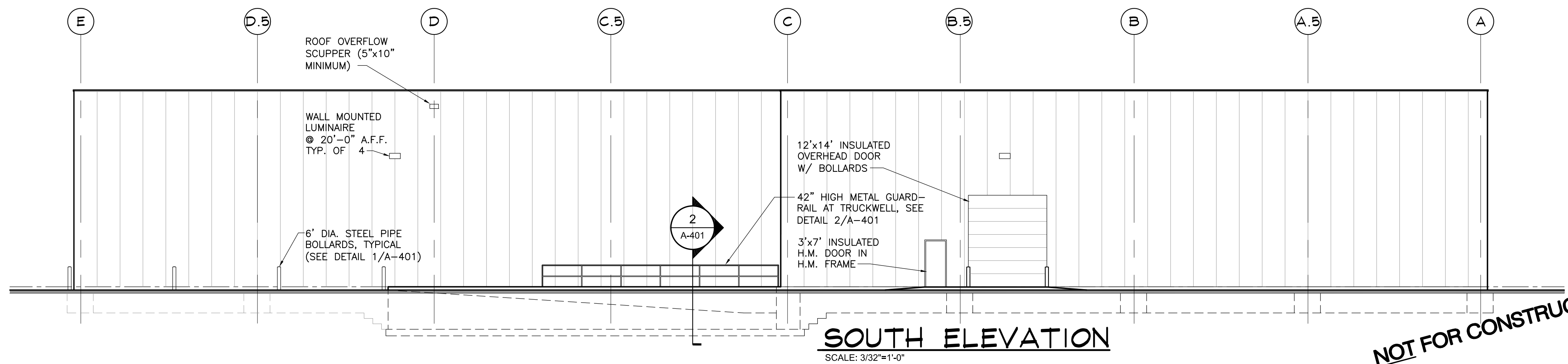
NORTH ELEVATION
SCALE: 3/32"=1'-0"



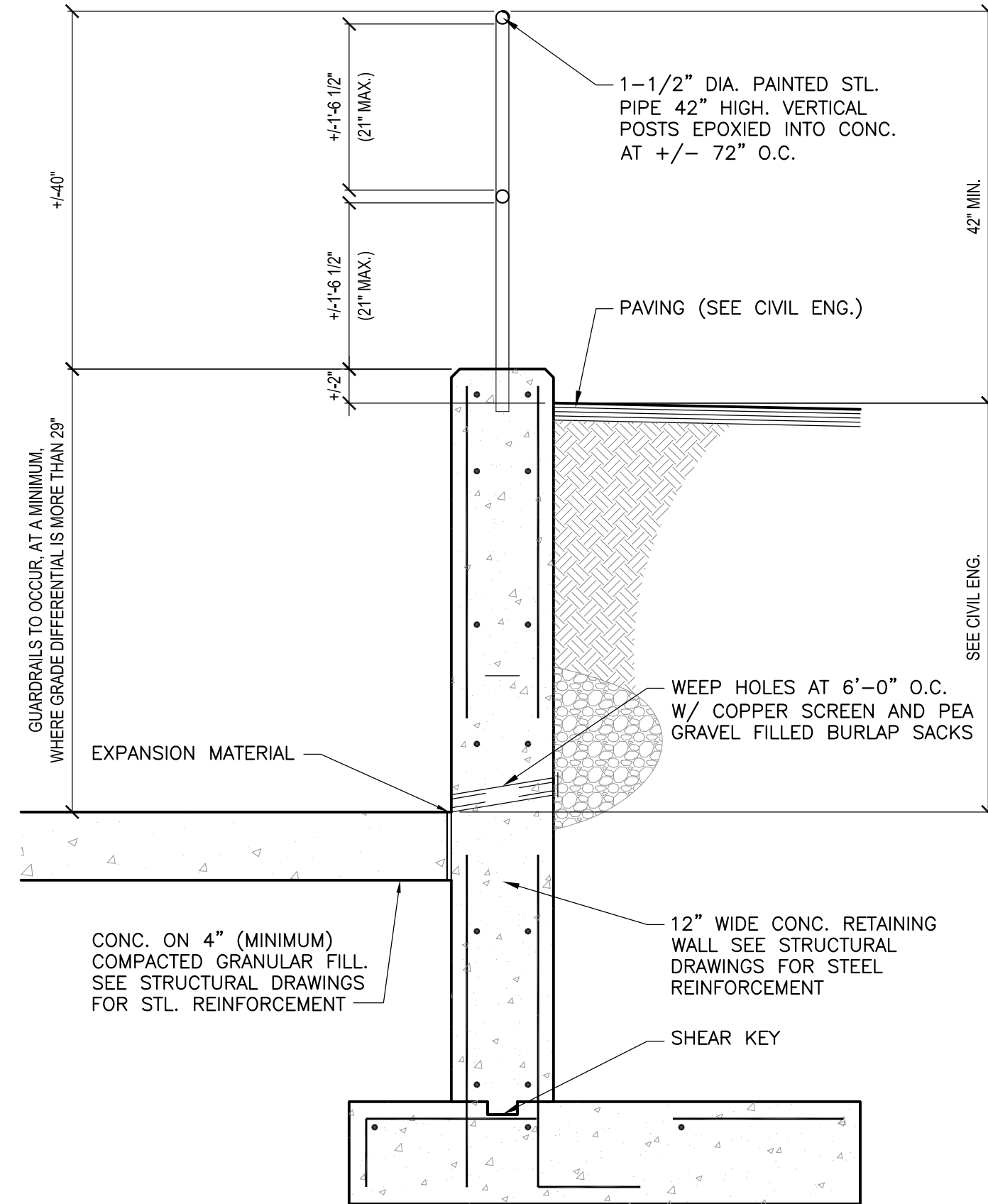
WEST ELEVATION
SCALE: 3/32"=1'-0"



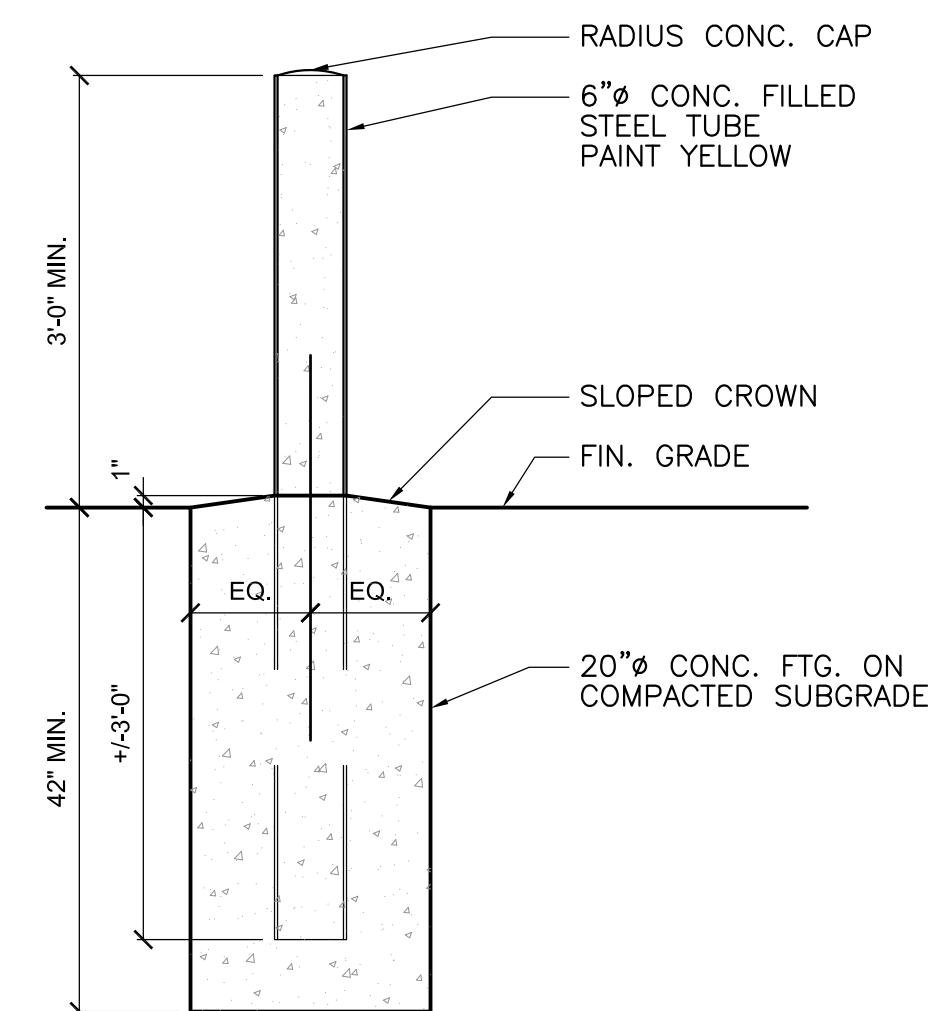
EAST ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"

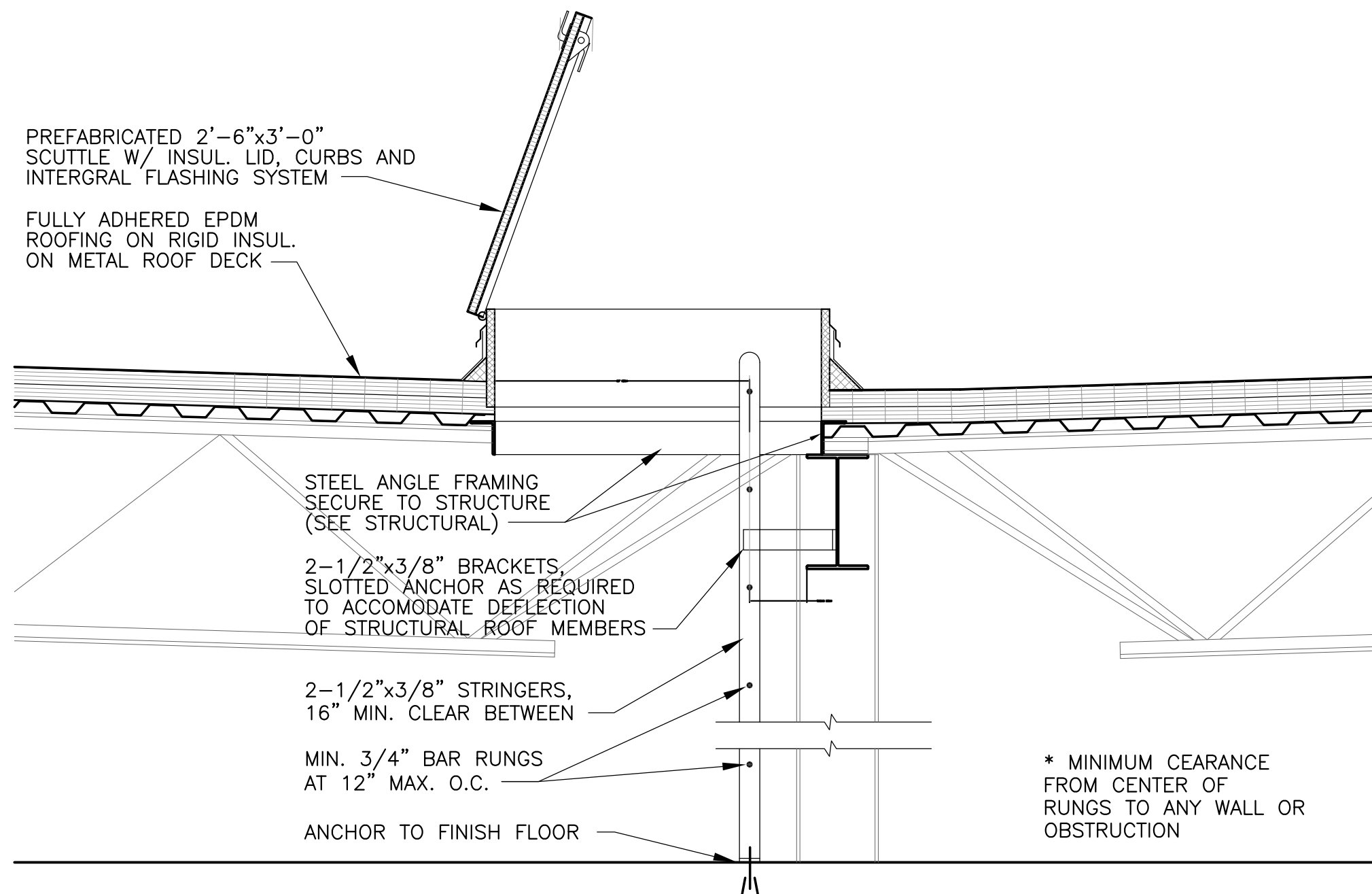


2 TRUCKWELL GUARDRAIL
SCALE: 3/4"=1'-0"

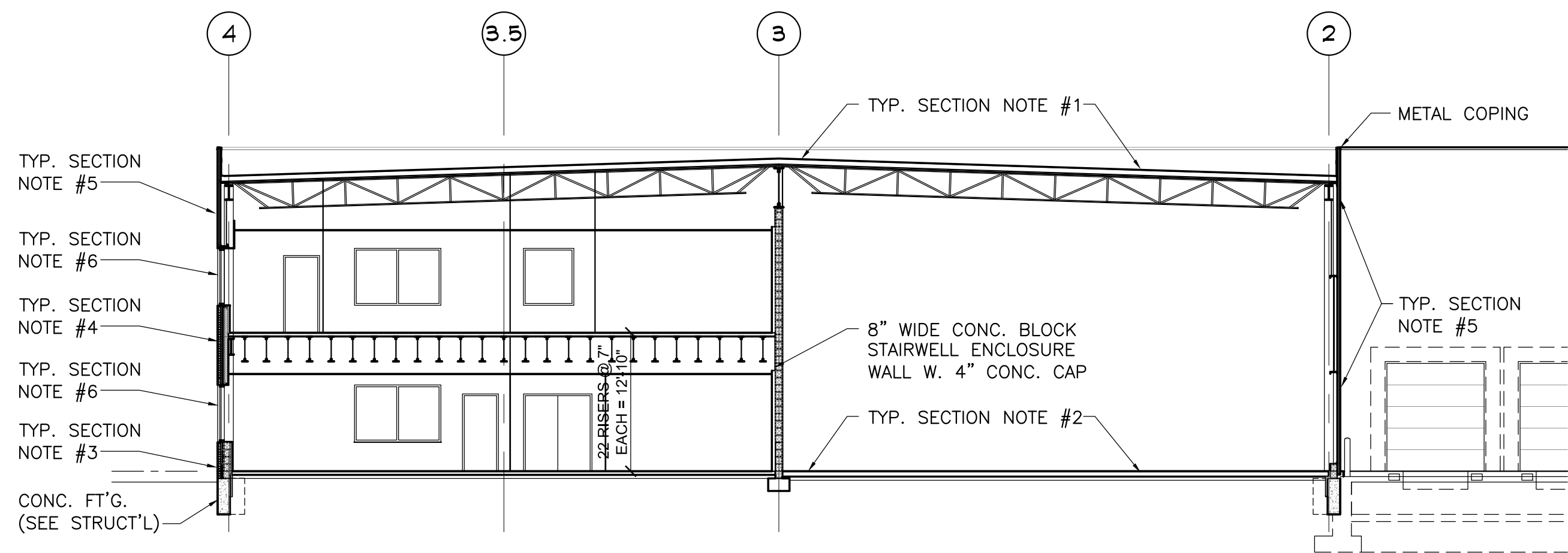


1 BOLLARDS
SCALE: 3/4"=1'-0"

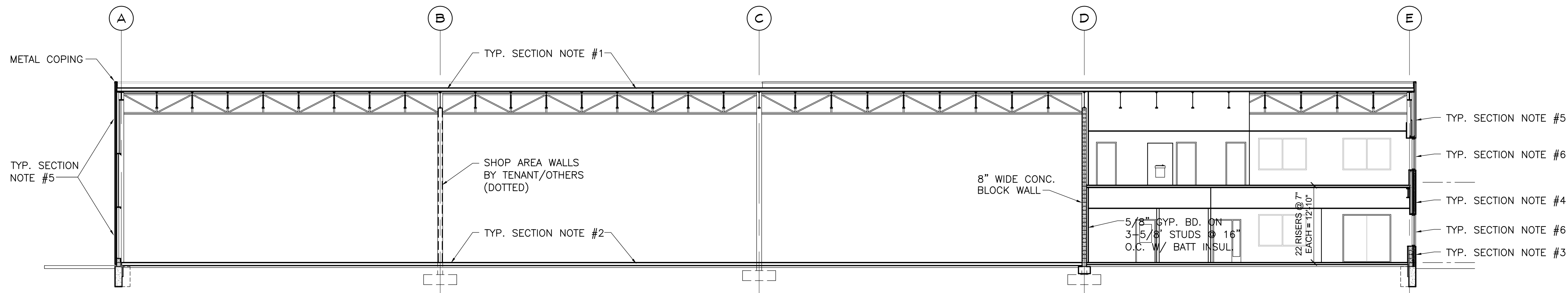
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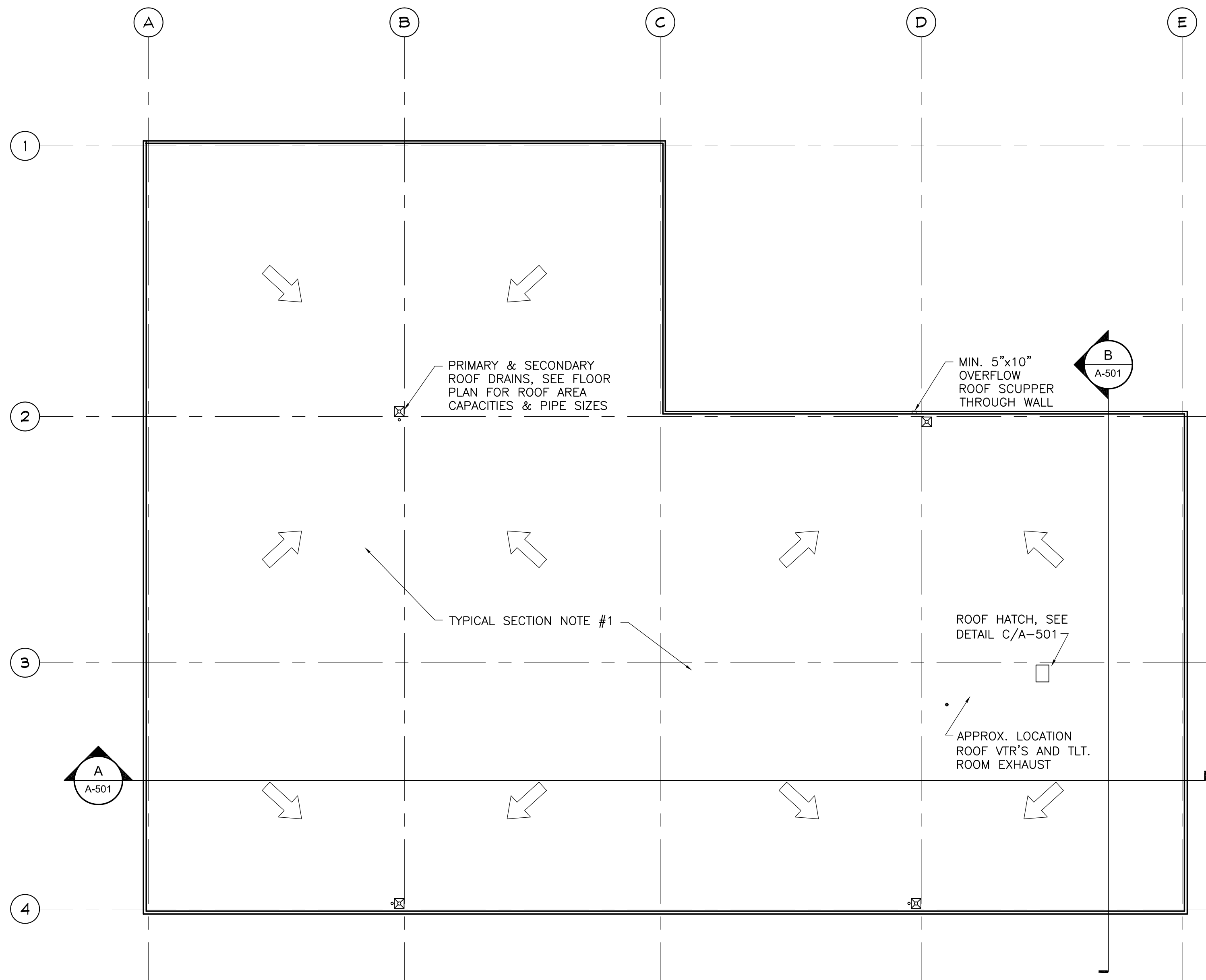
C ROOF HATCH SECTION
A-501 SCALE: 3/4"=1'-0"



B BUILDING SECTION
A-501 SCALE: 3/32"=1'-0"



A BUILDING SECTION
A-501 SCALE: 3/32"=1'-0"

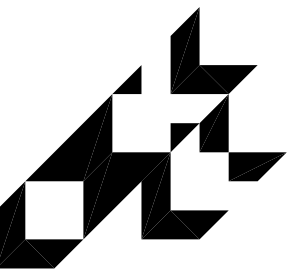


ROOF PLAN
SCALE: 1/16"=1'-0"

TYPICAL SECTION NOTES

- FULLY ADHERED EPDM ROOFING ON RIGID INSULATION ON METAL ROOF DECK (SLOPE 1/4" PER FOOT MIN. DOWN TO DRAINS AS INDICATED BY ARROWS)
- CONC. SLAB (4" THICK IN OFFICE AREAS, 6" THICK IN SHOP SPACES) W/ WWF ON 4" MIN. COMPACTED FILL (SEE STRUCTURAL DRAWINGS)
- BRICK, AIR SPACE, 1" RIGID INSULATION OVER 8" NOM. CONC. BLOCK WITH HORIZ. REINF. @ 16" O.C. VERTICAL (SEE STRUCT'L FOR ADDITIONAL REINFORCEMENT). INSTALL CONTINUOUS BASE FLASHING WITH WEEP HOLES AT MAX. 32" O.C. AND GROUT SOLID BELOW FLASHING
- BRICK WITH ADJUSTABLE HOT DIPPED GALV. WIRE TIES @ 16" O.C. EACH WAY OVER, AIR SPACE, MIN. 1" RIGID INSULATION OVER 5/8" FIBERGLASS MAT GYP. BD. SHEATHING ON MTL. CHANNELS (SEE STRUCT'L) & 18 GA. METAL STUD INFILL AT 16" O.C. WITH BATT INSULATION BETWEEN.
- 6" THICK VERTICAL INSULATED METAL BUILDING PANELS (42" WIDE) FASTENED TO GIRTS WITH HANGAR RODS FROM STEEL BEAM (SEE STRUCTURAL)
- 1" TINTED INSULATED GLASS IN ANOD. ALUM FRAME

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BUILDING SECTIONS & ROOF PLAN

ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: CARMELA FOODS
1815 FIFTEEN MILE ROAD
FRASER, MICHIGAN

ISSUE	DATE
SCHEMATIC	02-23-22
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REVISED	07-27-22
REVISED	08-08-22

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SHEET NUMBER:	A-501

Site Plan Review Summary

Site plan dated August 9, 2022

SP 22-04

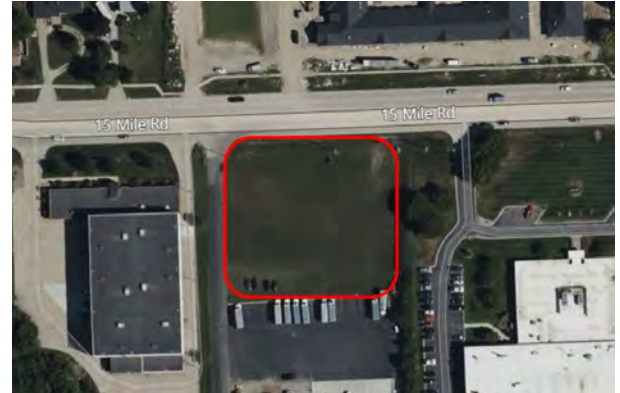
City of Fraser, Michigan



SITE ADDRESS / LOCATION 15 Mile Road – Parcel 11-32-226-016	APPROVING BODY Planning Commission	PUBLIC HEARING DATE N/A
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Paul Urbiel, AICP – (248) 596.0920	APPLICANT / PROPERTY OWNER John Secco, Allegra Development	

BRIEF SUMMARY OF REQUEST:

The applicant, Allegra Development, is proposing to build a new 31,489 square-foot warehouse and processing facility for its potential tenant Fairway Packing on a 1.87-acre site on the south side of 15 Mile Road between Kelly Road and Bennett Drive. The new facility would be situated directly adjacent to existing warehouse and office facilities that currently houses Carmela Foods.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	IC – Industrial Controlled; General Industrial	IC & IR – Industrial Restricted; General & Light Industrial	Construction of new 31,489 square-foot building	Total site area = 1.87 acres New bldg. area = 31,489 sq. ft. 299 ft. frontage on 15 Mile Road

Compatibility with Zoning Ordinance

The IC District is established: “...primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations whose external physical effects will be felt to some degree by surrounding districts. The district is so structured as to permit, in addition to IR industrial uses, the manufacturing, processing and compounding of semi-finished or finished products from raw materials.” The proposed warehouse and processing facility is compatible with the IC District’s intent. It is not anticipated that this new building will have any adverse effects to any adjacent properties, or result in any additional or excessive noise, odors, dust, or other nuisances.

Compatibility with Master Plan

The Master Plan depicts the subject site General industrial, proximate to mainly Light Industrial uses. The Master Plan update anticipates the 15 Mile Road Corridor as a place for development flexibility, allowing for a mix of uses including commercial development, industrial facilities, and medium and high-density residential development. This proposal is compatible with the future land use designation in the Master Plan.

PLANNER RECOMMENDATION

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

ATTACHMENTS

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

Review Against Zoning Standards



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

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

The applicant, Allegra Development, proposes to build a new 31,489 square-foot warehouse and processing facility for its potential tenant Fairway Packing on a 1.87-acre site on the south side of 15 Mile Road between Kelly Road and Bennett Drive. Fairway Packing has outgrown its current Detroit facility and now would like to expand into a new facility. This new building would be situated north of the existing warehouse and office facilities that houses Carmela Foods.

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

It is not anticipated that the construction of the new facility will have any adverse effects on adjacent properties, or result in any additional or excessive noise, odors, dust, or other nuisances.

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

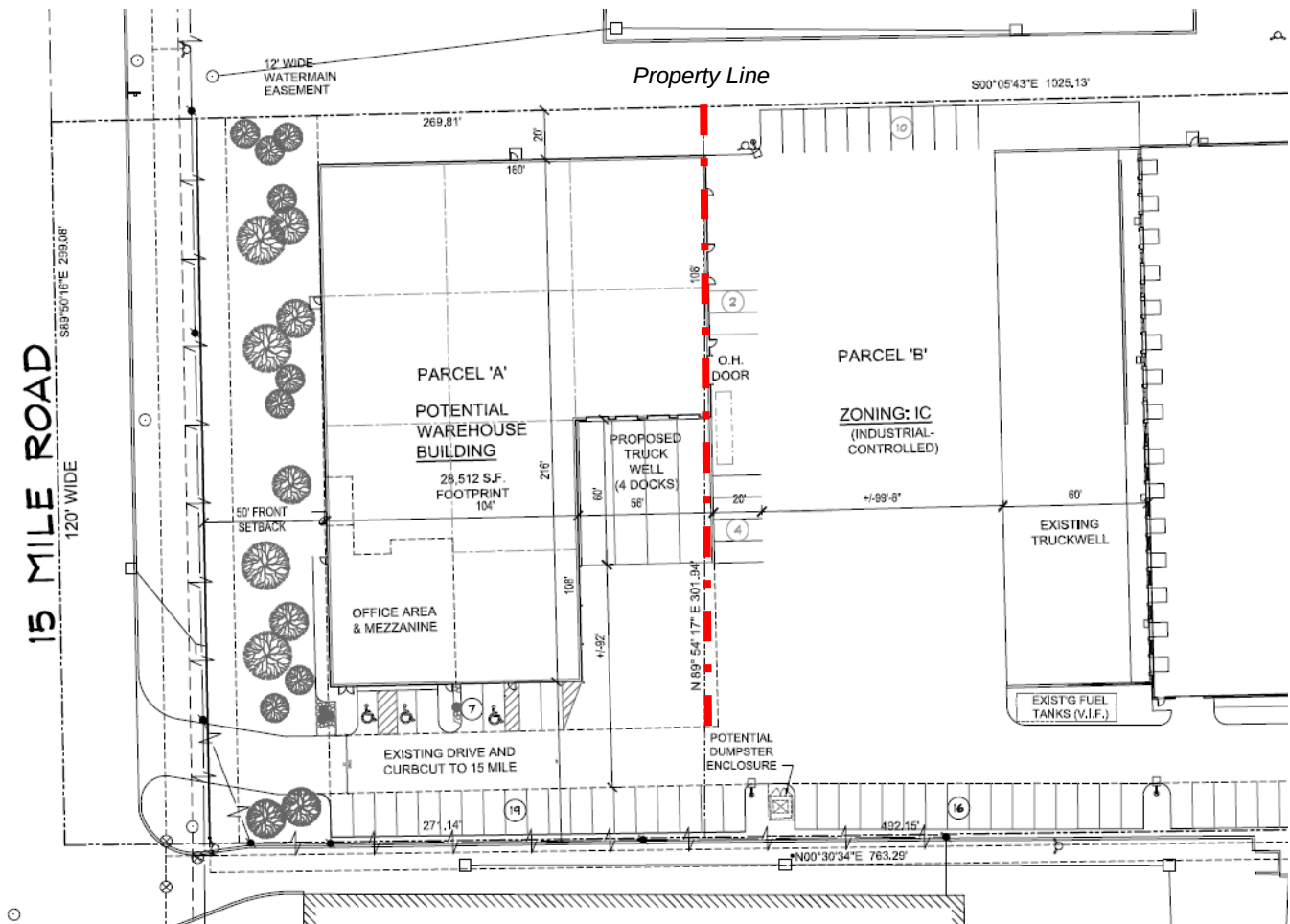
Requirement Type	IC District Requirements	Subject Site	Requirements Met
Minimum Lot Size	20,000 sq. ft.	1.87 Acres / 81,457 SF	Yes
Minimum Lot Width	100 ft.	301 ft.	Yes
Front Yard Setback	110 ft.	110 ft.	Yes
Side Yard Setback	20 ft.	20 ft. (north) 65 ft. (south)	Yes
Rear Yard Setback	20 ft.	0 ft.	No

The site conforms to the dimensional requirements of the Zoning Ordinance with the exception of the rear yard setback. The building is built with zero setback to the property line (in fact, the site plan shows the building encroaching past a portion of the property line).

We recommend that, to address the lack of a required setback, the applicant pursue a lot line adjustment to move the rear property line approximately 20' to the south.

The proposed building is also adjacent to a shared truck maneuvering area, parking spaces and loading space that serve the new building but are located on the adjacent parcel under common ownership.

Operationally, there are no apparent concerns with this but we recommend that appropriate easements are recorded to ensure the parcels could function independently if they are no longer under common ownership.



TO BE ADDRESSED:

1. We recommend the applicant pursue a lot line adjustment to move the rear property line approximately 20' to the south to provide the required rear setback.
2. We recommend that the applicant record a shared access agreement and appropriate reciprocal easements for use, utilities, etc. to ensure that if either parcel is ever sold, both parcels are able to function independently.

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

a. Parking

The warehouse buildings that are currently on the site total 94,494 square-feet and are served by 120 parking spaces. Per the City's Zoning Ordinance, one parking space for each one thousand five hundred square feet of net floor area, plus one space for each employee on the largest typical shift is required for warehousing. According to Carmela Food's corporate office, an estimated 50 employees work at their facility on the busiest shift. Thus, the Zoning Ordinance would require 113 parking spaces for the existing buildings ($94,494/1,500 + 50$).

Standard	Proposed	Required	Provided
1 space per 1,500 SF + 1 for each employee on the largest shift.	94,494 SF, 50 employees	113 Spaces	120 Spaces

With the addition of the proposed warehouse and processing facility, the applicant plans to provide 36 more parking spaces. Warehousing uses require 1 space per 1,500 SF + 1 for each employee on the largest shift. Since the new facility is planned to feature 31,489 square feet of total floor area, it will require 58 parking spaces.

Standard	Proposed	Required	Provided
1 space per 1,500 SF + 1 for each employee on the largest shift.	28,512 SF, employees unknown	21 + 1/employee on largest shift	32 Spaces

TO BE ADDRESSED:

3. *The applicant must clarify the use of the building and confirm parking demand (including the number of employees on the anticipated largest shift) to confirm compatibility with Ordinance requirements.*

b. Ingress / Egress

Section 32-94(15) states that “adequate ingress and egress to the parking lot by means of clearly limited and defined paved drives shall be provided for all vehicles. All parking areas shall be provided with an entrance and exit from the abutting public thoroughfare. Such entrance and exit may be combined as one, which shall be thirty (30) feet in width.” The proposed plan shows one existing drive off of 15 Mile Road (at the southwest corner of the site) that serves as the only ingress and egress point for the site. It is paved and measures 24 feet in width. Thus, this zoning requirement is satisfied. We note that, given the shared nature of the access drive under the proposed plan, a shared access agreement should be executed between the parcels to ensure the parcels function independently in the event of a change of ownership.

c. Loading

The applicant is proposing a 56’ by 60’ truck well with four docks at the southwest corner of the proposed warehouse building. Section 32-97 of the City Zoning Ordinance requires that one (1) loading and unloading space be provided and “[s]uch loading and unloading space, unless otherwise adequately provided for, shall be an area ten (10) feet by fifty (50) feet”. Consequently, the applicant has obviously provided more than enough loading/unloading space.

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

Section 32-141c of the City’s Zoning Ordinance states that “portions of the site not used for parking, driveways and buildings shall be provided with landscaping and lawn (see section 5.03 [section 32-84]), approved by the planning commission, and so maintained in an attractive condition.”

The applicant proposes to plant 18 trees along 15 Mile Road, 16 of which would screen the proposed warehouse building from the street. Conceptually, we believe this can yield an attractive result for the 15 Mile frontage. No other changes to the existing site landscaping are proposed.

4. Signs (Section 32-85)

New signage is not included as part of this proposal.

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

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

The exterior of the proposed building is planned to consist primarily of vertical metals panels. Some brick and stone are included on the exterior, but only on the north and west sides where they cover a relatively small proportion of the façade. In correspondence with the administration, the applicant noted that the development materials are similar to what exists at Carmela Foods. He also states that cladding the front of the building in brick is cost prohibitive, given the nature of the function of the building and the need for refrigeration.

Though most of the buildings along 15 Mile are clad in masonry per ordinance requirements, there is precedent for the base of the building to be clad in masonry with metal panels above it. In fact, this condition appears to exist on the west façade of the Carmela Foods building and is incorporated in the neighboring building at 18250 15 Mile, where the office function lines the entire 15 Mile frontage.

Given the site’s proximity to the 15 Mile ROW, and the existing character of developments along 15 Mile, we believe at a minimum the front façade of the building should be enhanced with, at a minimum, a masonry base along the entire 15 Mile frontage.



TO BE ADDRESSED:

4. *We recommend that at least the front façade of the building should be enhanced with, at a minimum, a masonry base along the entire 15 Mile frontage.*

6. Screening (32-82)

The zoning ordinance states that screening is required “between any use district that abuts any other use district”. In this case, the site is completely surrounded by other properties also zoned C1 so this screening requirement does not apply.

7. Lighting (Section 32-86)

No lighting plan was submitted with the application. We suggest the applicant review Section 32-86 of the Ordinance (dealing with lighting) and furnish a lighting plan to ensure compliance with Ordinance requirements.

TO BE ADDRESSED:

5. *The applicant must submit details of the proposed site lighting plan to ensure compliance with Zoning Ordinance requirements.*

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

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

TO BE ADDRESSED:

6. *The applicant must submit a signed certified statement by the owner of the property indicating compliance with all performance standards described in 32-144 (5).*

9. Reviewing Entities

The site plan is subject to review by all of the applicable departments and jurisdictions deemed necessary to ensure the health, safety, and welfare of the community. Please find the City Engineer's comments attached.

CONCLUSION

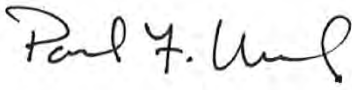
We conclude that this development has the potential to be a positive addition to the Fraser community. The use is compatible with the intent of the IC district. As mentioned above, there are items that must be addressed in the final proposal. We recommend that the following items be addressed prior to or as a condition of the approval of the site plan to build a new 31,489 square-foot warehouse and processing facility on the subject property:

1. *The applicant receives a lot line adjustment to move the rear property line approximately 20' to the south to provide the required rear setback*
2. *Prior to issuance of the Certificate of Occupancy, the applicant record a shared access agreement and appropriate reciprocal easements for use, utilities, etc. to ensure that if either parcel is ever sold, both parcels are able to function independently.*
3. *The applicant clarify the use of the building and confirm parking demand (including the number of employees on the anticipated largest shift) to confirm compatibility with Ordinance requirements.*
4. *At least the front façade of the building is enhanced with, at a minimum, a masonry base along the entire 15 Mile frontage.*
5. *Prior to issuance of a Building Permit, the applicant must submit details of the proposed site lighting plan to ensure compliance with Zoning Ordinance requirements.*
6. *The applicant submit a signed certified statement by the owner of the property indicating compliance with all performance standards described in the Fraser Zoning Ordinance 32-144 (5).*

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

Respectfully,

McKENNA

A handwritten signature in black ink that reads "Paul F. Urbiel".

Paul Urbiel, AICP
Senior Principal Planner

A handwritten signature in black ink that reads "Andrew Littman".

Andrew Littman
Senior Planner

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

Applicant:
John Secco, Allegra Development



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

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

August 30, 2022

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

Reference: [Site Plan Review](#)

Fairway Packing (SP22-04)
AEW Project No. 0190-0484

Dear Mr. Eck:

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

Utilities

1. There is a 12" water main along the south side of the 15 Mile Road right-of-way and an 8" water main along the west side of the private drive serving Carmella Foods available to serve the site.
2. There is an 8" sanitary sewer along the west side of the private drive serving Carmella Foods available to serve the site.
3. A 12" diameter storm sewer is available along the middle side of the private drive serving Carmella Foods and a 24" storm sewer along the south side of 15 Mile Road right-of-way available as an outlet for stormwater discharge.
4. The proposed site plan appears to be increasing the volume and rate of stormwater runoff, therefore, it is likely that additional on-site detention will be required, as well as restricting outflow to pre-development conditions. Water quality treatment measures may be required. Specific requirements may vary depending on chosen stormwater outlet and total area disturbed.

General

1. Prior to issuance of the Building Permit, the petitioner will be required to submit detailed engineering plans for review. The City of Fraser Standard Details for Water, Sanitary, Paving and Storm Sewer shall be included in final engineering plans. Digital copies are available from our office.



Bruce Eck
August 30, 2022
Page 2

2. The subject parcel is adjacent to mapped Zone A floodplain. The limits of the 100-year floodplain should be shown on the site plan. All necessary floodplain related data will need to be included in the final engineering drawings and additional EGLE permitting may be necessary.
3. A soil erosion permit and possibly a drain permit will be required from the Macomb County Public Works Office.
4. Any work in the 15 Mile Road ROW will require a permit from the Macomb County Department of Roads.
5. Reciprocal cross-access agreements will need to be provided to facilitate traffic between this site and Carmella Foods.
6. Utility easements may be required for existing water main and sanitary sewer along the westerly property line if they're not already in place.
7. Temporary grading or construction easements (or other satisfactory evidence of authority to temporarily work on adjacent property) may be necessary for work along the southerly property lines for the construction of the proposed building.
8. The location noted as potential dumpster enclosure is shown on the adjacent parcel.
9. The proposed building is shown encroaching on the property to the south.

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

Sincerely,

Michael A. Vigneron, PE
Director of Engineering

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

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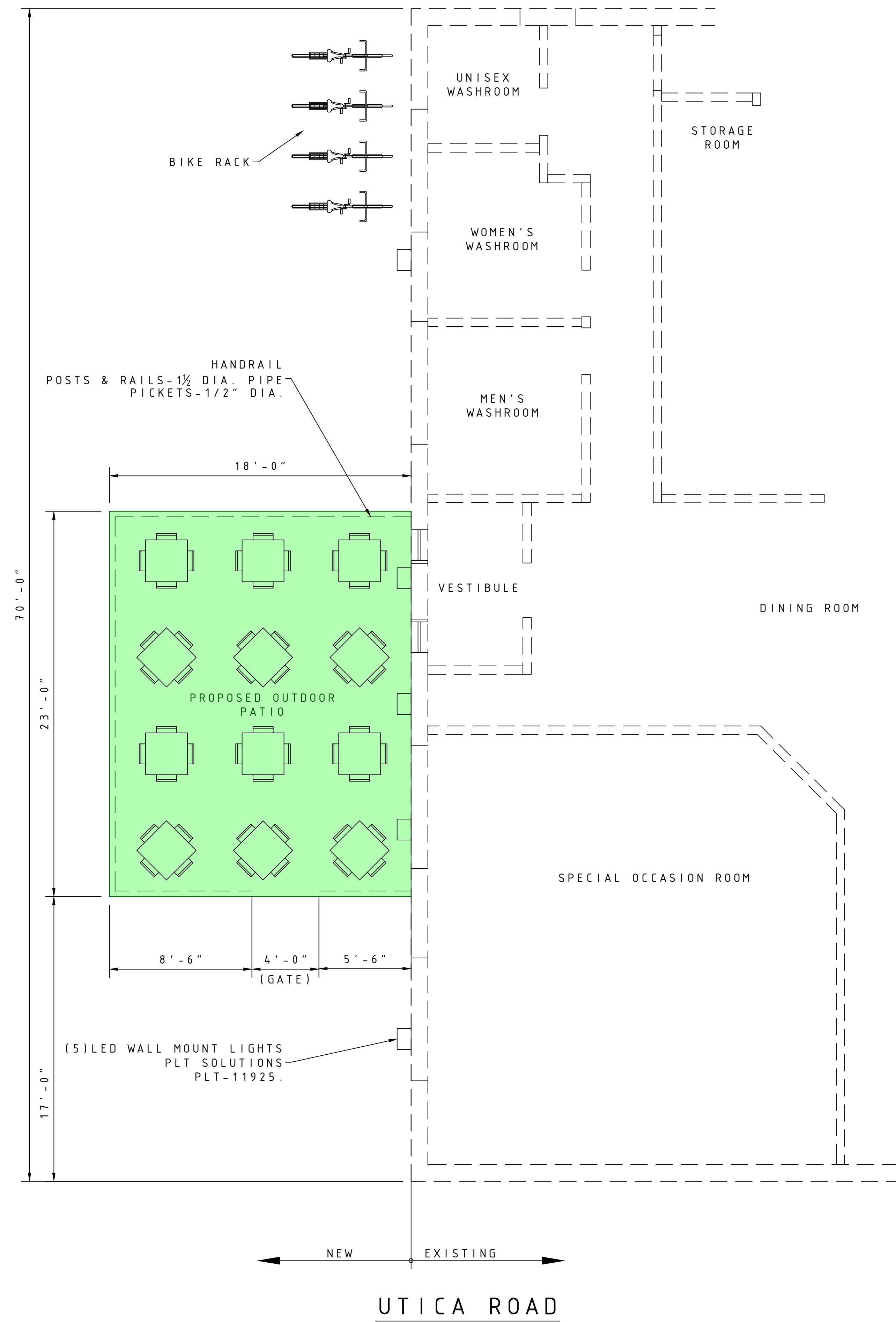
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i. SLU 22-01 / SPR 22-01: 34360 Utica Road

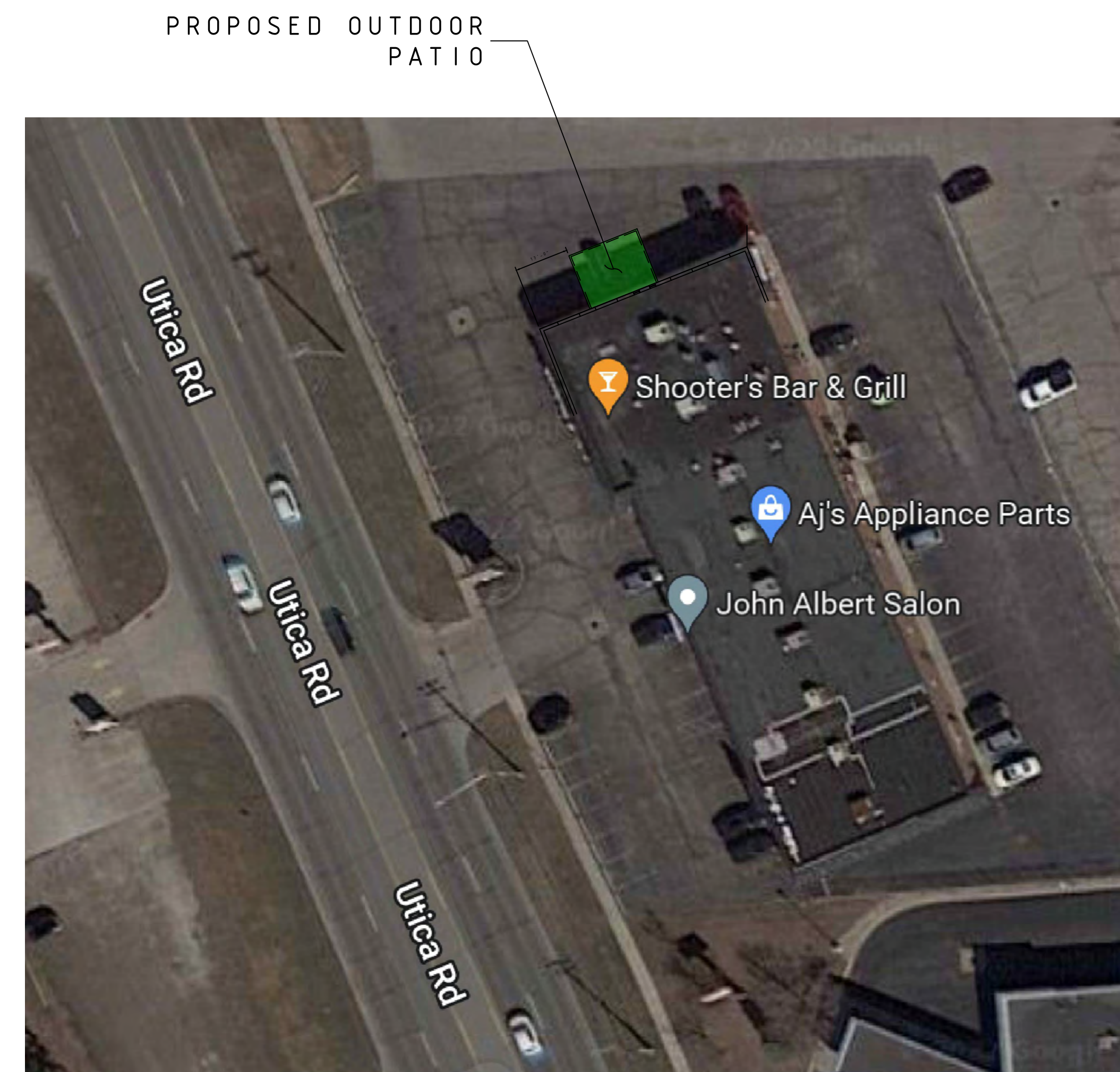
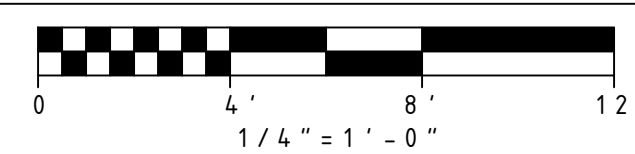
Shooter's Proposed Outdoor Patio

Contents:

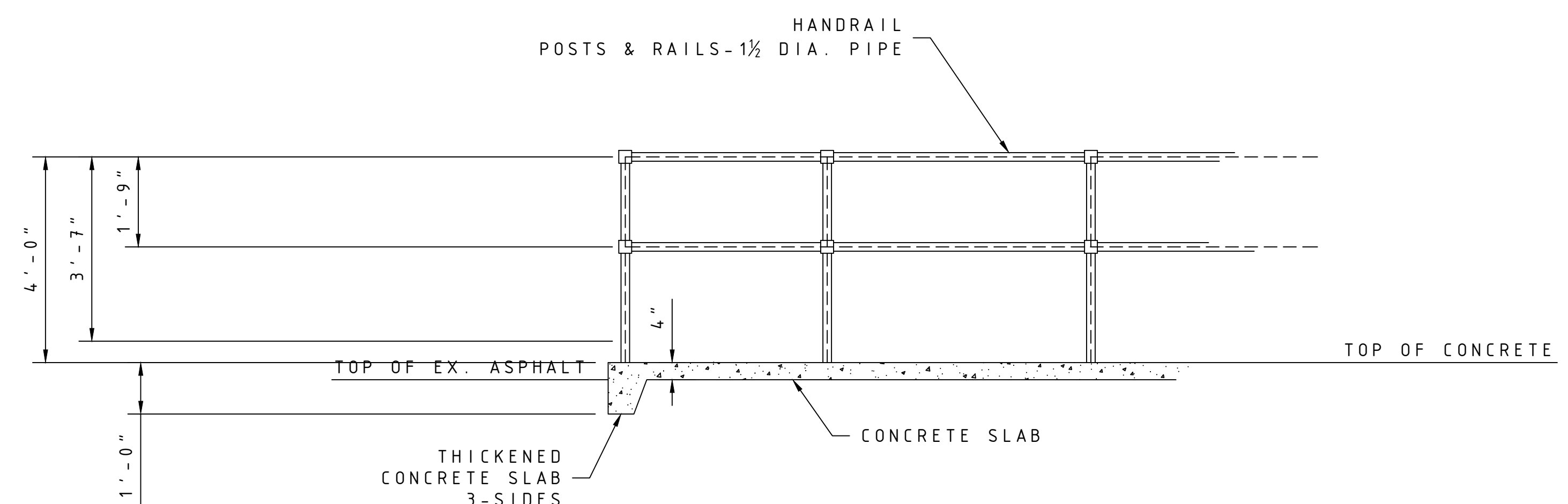
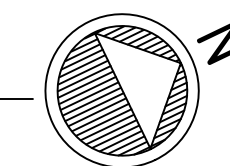
1. Site Plan Application Materials
2. Staff Memo



PROPOSED OUTDOOR PATIO



PARTIAL SATELLITE VIEW



GUARD RAIL DETAIL



PROJECT NO.
4211
SHEET NUMBER
A-1
PLAN
08/16/2022

STEVENS ARCHITECTS
ARCHITECTURE
209 Huron Avenue
Port Huron, Michigan 48060
(810) 987-3755
jstevens@stevensarchitects.com
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PROPOSED OUTDOOR PATIO
LAYOUT
SCALE: 1/2" = 1'-0"

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



August 30, 2022

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

Subject: #SLU 22-01: Shooter's Proposed Outdoor Patio, Special Land Use Review #2
34360 Utica Road
Site Plan Drawings Dated 8/16/22;

Dear Planning Commissioners:

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

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

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

As part of the special land use review, we studied the site plan revised August 16, 2022, the City's Zoning Ordinance development standards, guidelines established in the City's Master Plan, and sound planning and design principles.



A. GENERAL STANDARDS FOR SPECIAL LAND USE APPROVAL

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

B. SPECIFIC APPROVAL STANDARDS FOR OUTDOOR FOOD AND BEVERAGE SERVICE

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

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

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

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

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

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

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



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

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

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

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

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



C. SITE PLAN COMMENTS

NOTES REGARDING SECOND SUBMISSION:

At the August Planning Commission meeting, the Commission considered this request and instructed the applicant to submit a revised application addressing the following:

- Addition of a bike rack
- Sign repair on the front and back of the building
- Details on lighting
- Proposed hours of operation for the patio, max occupancy and configuration of the planters, tables and chairs
- Dumpster enclosure with location
- Addition of ADA parking spaces

These items have largely been addressed in the revised submission. Please see our review comments below.

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

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

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

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

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

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

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

a. Parking

The Fraser Plaza commercial condominiums, of which the subject restaurant is a part, provides approximately 87 parking spaces. These spaces are allocated on a first-come, first-serve basis.

7 ADA accessible spots are depicted for the 13,500 SF plaza building. The site plan notes that parking is existing, but these spaces are not striped as ADA accessible spaces. We note that establishing these spaces will likely require modifications to the existing concrete walk.

By Ordinance standards, the 5,320 SF restaurant plus the addition of this 255 SF patio requires a total of 56 parking spaces.

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



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

In addition to the relocated parking spots, there will be a bike rack added to the north of the patio.

b. Ingress / Egress

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

c. Circulation On- and Off-Site

Proposed on-site circulation patterns are provided for. The drive aisle to access the rear parking lot for Fraser Plaza is shared by the adjacent property. This proposal does not change this configuration.

We note that the proposal permanently alters the circulation pattern and prevents access to the rear parking spaces without utilizing the neighboring property. (Given how the parking is currently striped with parking perpendicular to the north of the building, this is effectively true currently, but the proposal exacerbates this condition.) We think the proposal is appropriate, but if the parking spaces are to be permanently relocated as proposed, we recommend the applicant provide a cross-access agreement with the neighboring property (34400 Utica Road).

To Be Addressed:

- 1. We recommend that the applicant provide a shared access agreement with the property at 34400 Utica Road to ensure that all parking on the site is accessible.*

c. Loading (Section 32-97)

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

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

No changes are proposed to the existing site landscaping, which is minimal and legally nonconforming to current Ordinance standards. No changes are proposed to the existing site landscaping, which is minimal and legally nonconforming to current Ordinance standards. Permanent planters are proposed as part of the patio. This would include four 3' x 5' precast concrete planters.

e. Signs (Section 32-85)

No new signs are proposed with this application. Signs on the exterior of building have been repaired per discussion with the Planning Commission.



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

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

A front window opening has been boarded up with plywood. The site plan indicates that the replacement window has been ordered.

To Be Addressed:

2. *We recommend approval be conditioned on the completed restoration of front (Utica-facing) façade window.*

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

There is an existing dumpster in the rear of the property, which is not proposed to change as part of this application. A new dumpster enclosure made with 6' high concrete and a gate is proposed. This will properly screen the dumpster to comply with the zoning standards.

h. Lighting (Section 32-86)

Five new LED wall mount lights are proposed for the patio. All outdoor lighting used to light the general area of a specific site shall be shielded to reduce glare and not be illuminated more than 0.5 foot candles.

i. Pedestrian Circulation

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

j. Seasonal Operation



The applicant proposes operation of the patio from **May 1st to October 30th**, from **11:00am to 2:00am**.

To Be Addressed:

3. *We recommend approval be conditioned on the storage/removal of the furniture, planters and any other non-permanent elements of the patio operation.*

RECOMMENDATION

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

1. *The applicant provide a shared access agreement with the property at 34400 Utica Road to ensure that all parking on the site is accessible.*
2. *Prior to final inspection and occupation of the patio construction, the applicant completes the restoration of the front façade window.*
3. *The furniture, planters and any other non-permanent elements of the patio operation are removed and stored during the off-season.*

If you have any questions, please contact us.

Respectfully,

MCKENNA

Paul Urbiel, AICP
Senior Principal Planner

Alicia Warren
Assistant Planner

Cc: City of Fraser Development Review Team:

Mark Ragsdale, DPW Superintendent
Sgt. Jason Poole, Fire Marshall
Clark Andrews, O'Reilly Rancilio, Attorney
Bruce Eck, Building Official
Mike Vigneron, AEW, Engineer

Stephens Architecture, Architect; Jeff Varani, Applicant

7

ii. SPR 21-08

34400 Utica Road Outlot

Site Plan Amendment

Contents:

1. Proposed Plans
2. Staff Memo

LEGAL DESCRIPTION

(KEM-TEC Boundary and Topographic Survey)

PARCEL ID: 11-31-252-010

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

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

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY KEM-TEC. PEA, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26099C03376, DATED SEPTEMBER 29, 2006.

BENCHMARKS

(GPS DERIVED - NAVD88)

BM #300

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

BM #301

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

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE P'

SIDEWALK RAMP 'TYPE R'

CURB DROP ONLY

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

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN

'BARRIER FREE PARKING' SIGN

'VAN ACCESSIBLE' SIGN

'DO NOT ENTER' SIGN

'LEFT/RIGHT TURN' SIGN

'LEFT TURN ONLY' SIGN

'WAITING SPACES ONLY' SIGN

'DRIVE THRU ONLY' SIGN

'PEDESTRIAN CROSSING' SIGN

'STOP' SIGN

'NORTH ARENA PARKING' SIGN

'NORTH/SOUTH ARENA PARKING' SIGN

'SOUTH ARENA PARKING' SIGN

REFER TO SHEET C-9.0 FOR SIGN DETAILS

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

2. REFER TO SHEET C-9.0 FOR ON-SITE PAVING DETAILS.

3. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.

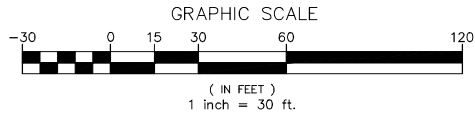
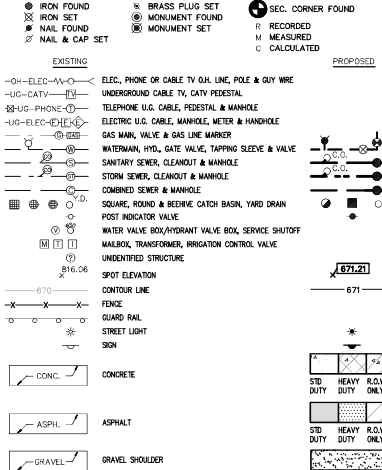
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FRASER CURRENT STANDARDS AND REGULATIONS.

5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

6. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.

7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

8. TRUCK LOADING/UNLOADING HOURS SHALL BE FROM 10:00 PM TILL 6:00 AM.

**LOCATION MAP - NOT TO SCALE****LEGEND****REFERENCE DRAWINGS**CONSUMERS ENERGY QUARTER SECTION MAP NO. 02-63-31-1, DATED 06-18/18
FRASER ICE ARENA, PROPOSED SITE PLAN, PRIME DESIGN SYSTEMS, INC. PROJECT 88/235, SHEET C-1.3, DATED 12/19/89, REVISED 12/31/90**SITE DATA TABLE:**

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

ZONING: CG, COMMERCIAL GENERAL

PROPOSED USE:

RESTAURANT = 5,150 SF

BUILDING INFORMATION:

MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FEET (2 STORIES)

PROPOSED BUILDING HEIGHT = 26 FEET

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

PROPOSED BUILDING FOOTPRINT AREA = 5,150 SQ.FT.

TOTAL BUILDING FOOTPRINT AREA = 188,100 SQ.FT.

BUILDING LOT COVERAGE = 41.3%

SETBACK REQUIREMENTS:

CG ZONING DISTRICT:

FRONT SETBACK: 110 FEET REQUIRED (139.50' PROVIDED)

SIDE SETBACK: 0 FEET REQUIRED (61.01' PROVIDED)

REAR SETBACK: N/A

PARKING SETBACK: 70 FEET REQUIRED (70' PROVIDED)

PARKING CALCULATIONS:

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

RESTAURANT 1 (BIG BOY) = 5,150 GSF

5150/100 = 51.50 OR 52 SPACES + 6 SERVICE WINDOW + 3 WAITING = 61 SPACES.

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

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

TOTAL REQUIRED PARKING = 834 + 61 = 895 SPACES (ON 10-03-21 ZBA GRANTED A VARIANCE FOR THE REDUCTION IN REQUIRED PARKING TO BE 772 SPACES)

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

PARKING AGREEMENTS WITH NEIGHBORING TENANTS:

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

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

• THE MINOR LEAGUE TEAM NO LONGER UTILIZES THIS FACILITY.

**CAUTION!!**

THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE DESIGN OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE MADE TO APPLY CONTRACTUALLY AND NOT BE LIMITED TO VERBAL AGREEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

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A&A MANAGEMENT

26300 TELEGRAPH ROAD - SUITE 200

SOUTHFIELD, MICHIGAN 48033

DIMENSION AND PAVING PLAN

FRASER RETAIL CENTER

PART OF THE EAST 1/4 OF SECTION 31, T2N, R13E

CITY OF FRASER, MACOMB COUNTY, MICHIGAN

S: PROJECTS/2018/2018-2017 FRASER RETAIL CENTER - A&A MANAGEMENT/2018/2018-2017

DES. VBC DN. TUL SUR. DLG P.M. JPB

ORIGINAL ISSUE DATE:

NOVEMBER 11, 2019

PEA JOB NO. 2018-267

SCALE: 1"=30'

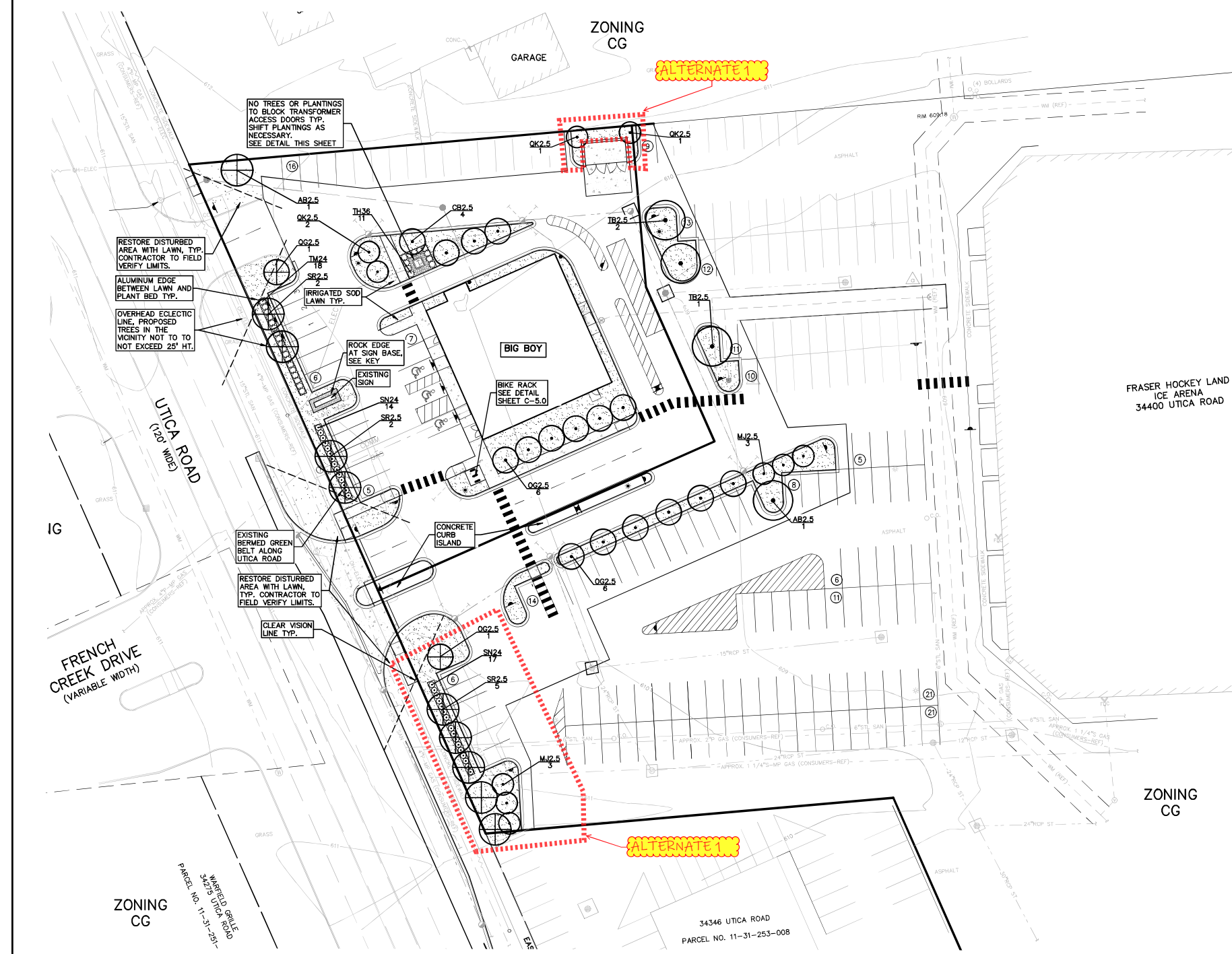
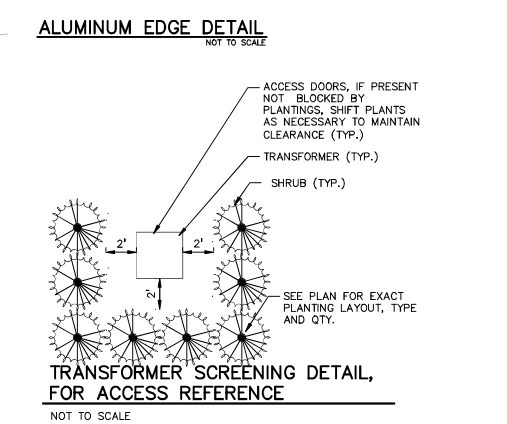
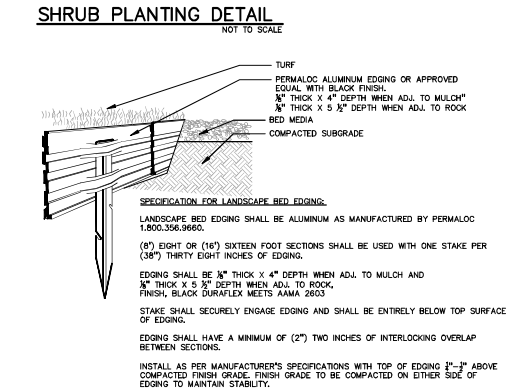
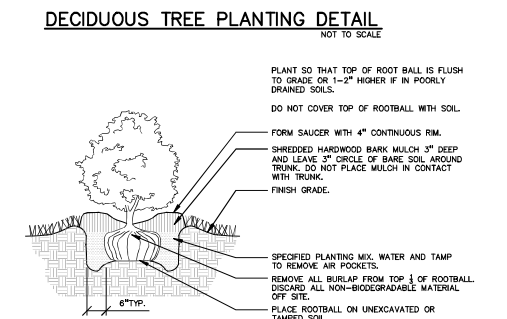
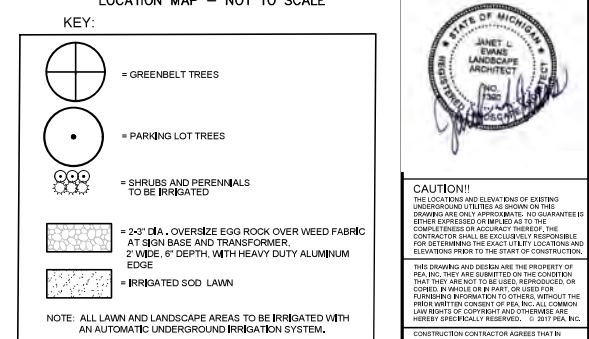
DRAWING NUMBER:

C-3.0

AEW JOB #0190-0412

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



GENERAL PLANTING NOTES:

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

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LANDSCAPE PLAN

FRASER RETAIL CENTER

PART OF THE EAST 1/4 OF SECTION 31, T20N, R13E
CITY OF FRASER, MACOMB COUNTY, MICHIGAN

DES. JLE DN. JLE SUR. D/LC P.M. JPB
S. PROJECTS DATE: 08/15/2018 267 FRASER RETAIL CENTER - LANDSCAPE ARCHITECTURAL - 1:0. LANDSCAPE PLAN - 15/07/2018

ORIGINAL ISSUE DATE:
NOVEMBER 11, 2019

PEA JOB NO. 2018-267

SCALE: 1" = 30'

DRAWING NUMBER:

AEW JOB #0190-0412

L-1.0

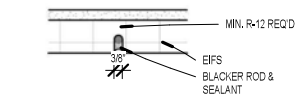
PARTIAL SET: CONTACT G.C. FOR ACCESS TO FULL BUILDING SET

ELEVATION NOTES

A65	NOTE CONTENT EXTERIOR MATERIAL: BRICK MANUF: BRICK-TECH OR APPROVED EQUAL MODEL: STANDARD COLOR: BLACK (MANGANESE IRON SPOT) NOTE: MIN R-12 EXTERIOR RIGID INSULATION REQUIRED BEHIND
A61	EXTERIOR MATERIAL: EIFS MANUF: SYNERGY OR APPROVED EQUAL MODEL: STANDARD MIN. 2" THICKNESS COLOR: LIGHT GREY NOTE: INSTALL PER MANUFACTURER'S SPECS MIN R-12 EXTERIOR RIGID INSULATION REQUIRED BEHIND
A62	EXTERIOR MATERIAL: METALS / COPINGS MANUF: BY G.C. MODEL: ALUMINUM COLOR: BLACK NOTE:
A63	EXTERIOR MATERIAL: ALUM. STOREFRONT MANUF: TUBELITE OR APPROVED EQUAL MODEL: T140013 SERIES STOREFRONT PROFILE: 2" x 4 1/2" (THERMALLY BROKEN), CENTER SET COLOR: CLEAR ANI/OQ, ALUMINUM GLAZING: 1" INSULATED LOWE CLEAR GLASS, GUARDIAN SUNGUARD, SUPERNEUTRAL 88 LOWE NOTE: • FIELD MEASURE AND PROVIDE SHOP DWGS PRIOR TO FABRICATION • PROVIDE HEAVY WALL MULLION AS REQUIRED TO SUPPORT THE LOADS. • SEE PLANS, ELEVATIONS AND WALL SECTIONS FOR MASONRY OPENING DIMENSIONS. • SEE THE "GENERAL STOREFRONT NOTES" FOR ADDITIONAL GLASS AND FRAME REQUIREMENTS.
A64	EXTERIOR MATERIAL: EIFS MANUF: SYNERGY OR APPROVED EQUAL MODEL: STANDARD MIN. 2" THICKNESS COLOR: BLACK NOTE: INSTALL PER MANUFACTURER'S SPECS MIN R-12 EXTERIOR RIGID INSULATION REQUIRED BEHIND
A65	EXTERIOR MATERIAL: SOFFIT PANELS MANUF: MATCH NICHHA MODEL: STANDARD COLOR: MATCH NICHHA NOTE:
A66	KNOX BOX INSTALL PER LOCAL CODE
A67	HOLLOW METAL DOOR AND FRAME, PAINT DOOR AND FRAME AS SCHEDULED. REFER TO GEOTECH AND SOILS ENGINEER UPON EXCAVATION FOR FINAL FOOTING DEPTH. ANTICIPATE ADDITIONAL EXCAVATION OF 4" TO 8" DUE TO SOIL CONDITIONS DISCOVERED AT EXCAVATION.
A68	OVERFLOW ROOF RAIN CONDUCTOR, COORDINATE SIZE AND LOCATION WITH PLUMBING.
A70	PRE-FAB TURNBUCKLE MOUNTED TO SOLID BLOCKING.
A71	EXTERIOR SIGN: (N) SIGN TO MEET ZONING ORDINANCE. REFER TO SIGN SHOP DRAWINGS
A72	ADDRESS: VERIFY ADDRESS PER CODE
A73	WALL MOUNTED EGRESS LIGHT, COORDINATE LOCATION WITH FINAL STOREFRONT ENTRANCE/EGRESS DOOR LOCATIONS.
A74	EXTERIOR MATERIAL: SLIDING GLASS WINDOW MANUF: QUICKSERV MODEL: SS-033E COLOR: CLEAR ANI/OQ, ALUM. NOTE: • VERIFY FINAL SIZE WITH OWNER PROVIDED SPECS • 115V, 15A, DEDICATED CIRCUIT AND JUNCTION BOX PER MANUFACTURER'S REQUIREMENTS.
A75	EXTERIOR MATERIAL: SIDING MANUF: NICHHA MODEL: VINTAGE WOOD SERIES ROUGH SAWN COLOR: REDWOOD NOTE: INSTALL ON EXTERIOR METAL FURRING. USE APA APPROVED 1/2" EXTERIOR RATED WOOD SHEATHING IN PLACE OF DENSGLASS. PER MANUFACTURER'S SPECS. MIN R-12 EXTERIOR RIGID INSULATION REQUIRED BEHIND
CJ	INDICATES MASONRY WALL CONTROL JOINT AND EIFS JOINT TYPES. REFER TO SHEET S-020 FOR TYPICAL MASONRY WALL CONTROL JOINT DETAILS.
ERJ	EIFS REVEAL JOINT
I	INDICATES TEMPERED GLAZING - REFER TO THE FLOOR PLANS FOR ADDITIONAL REQUIREMENTS AND NOTES AT SAFETY GLAZING.

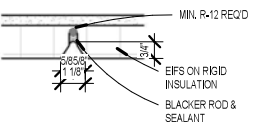
GENERAL EXTERIOR NOTES

- ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES BETWEEN THE EXISTING CONSTRUCTION AND THE PROPOSED NEW WORK SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF THE WORK FOR DIRECTION.
- WHERE THE EXISTING EXTERIOR FINISH MATERIAL IS DAMAGED OR IDENTIFIED FOR NEW CONSTRUCTION, THE CONTRACTOR SHALL PATCH, REPAIR, AND/OR REPLACE THE EXISTING ADJACENT FINISHES AS REQUIRED TO DELIVER THE EXISTING PREMISES AND EXTERIOR FINISHES IN "LIKE NEW" CONDITION.
- SEE THE ARCHITECTURAL WALL SECTIONS, DETAILS AND THE PROJECT MANUAL FOR ALL WALL FLASHING REQUIREMENTS.
- PROVIDE MASONRY JAMB UNITS AT ALL NEW DOOR FRAME AND STOREFRONT SYSTEM FRAME JAMBS/OPENING LOCATIONS LOCATED WITHIN MASONRY.
- EXTERIOR EXPANSION JOINT COVER - COLOR TO MATCH ADJACENT MATERIAL COLOR. SEE FLOOR PLAN FOR DETAILS AND SPECIFICATION FOR TYPE.



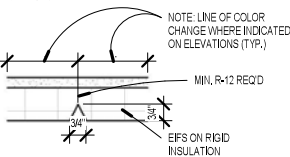
5 TYPICAL EIFS CONTROL JOINT DETAIL

NO SCALE (ECJ)



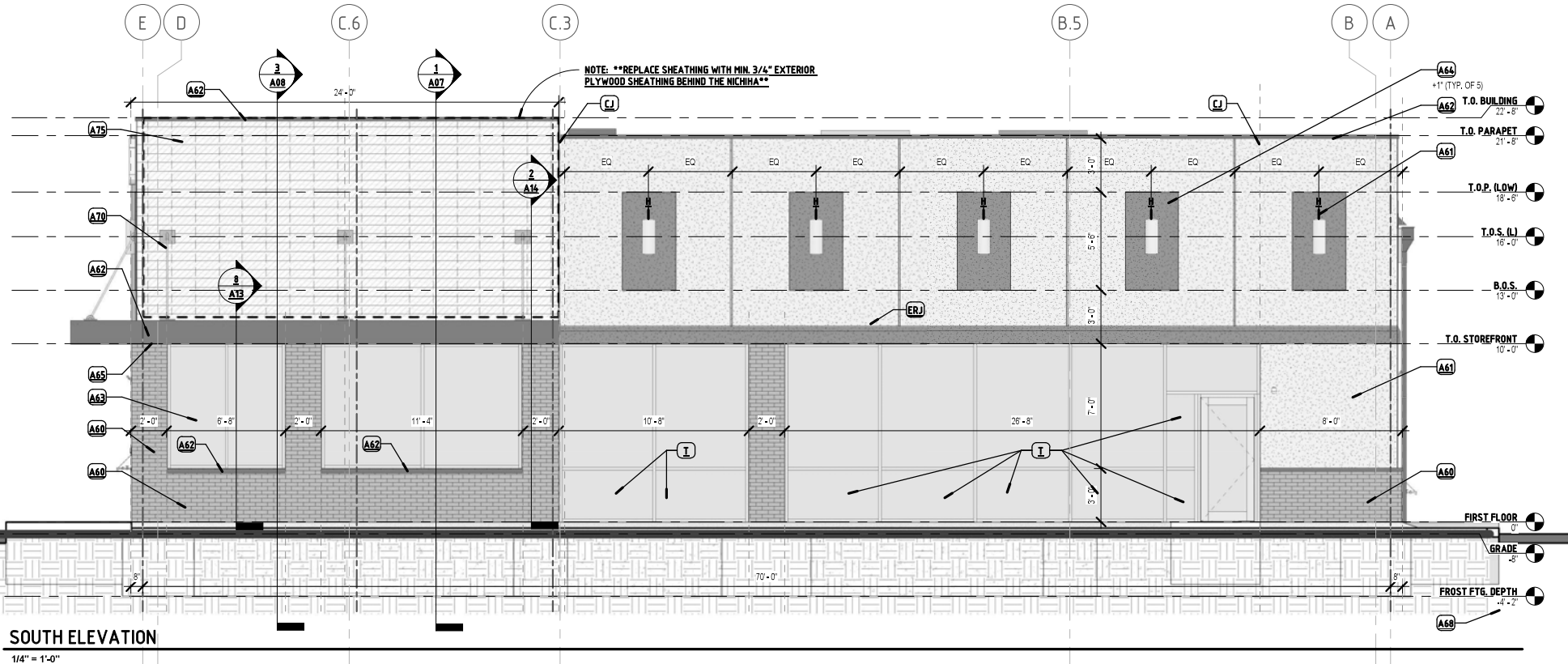
6 TYPICAL EIFS 'V' CONTROL JOINT

3" = 1'-0"



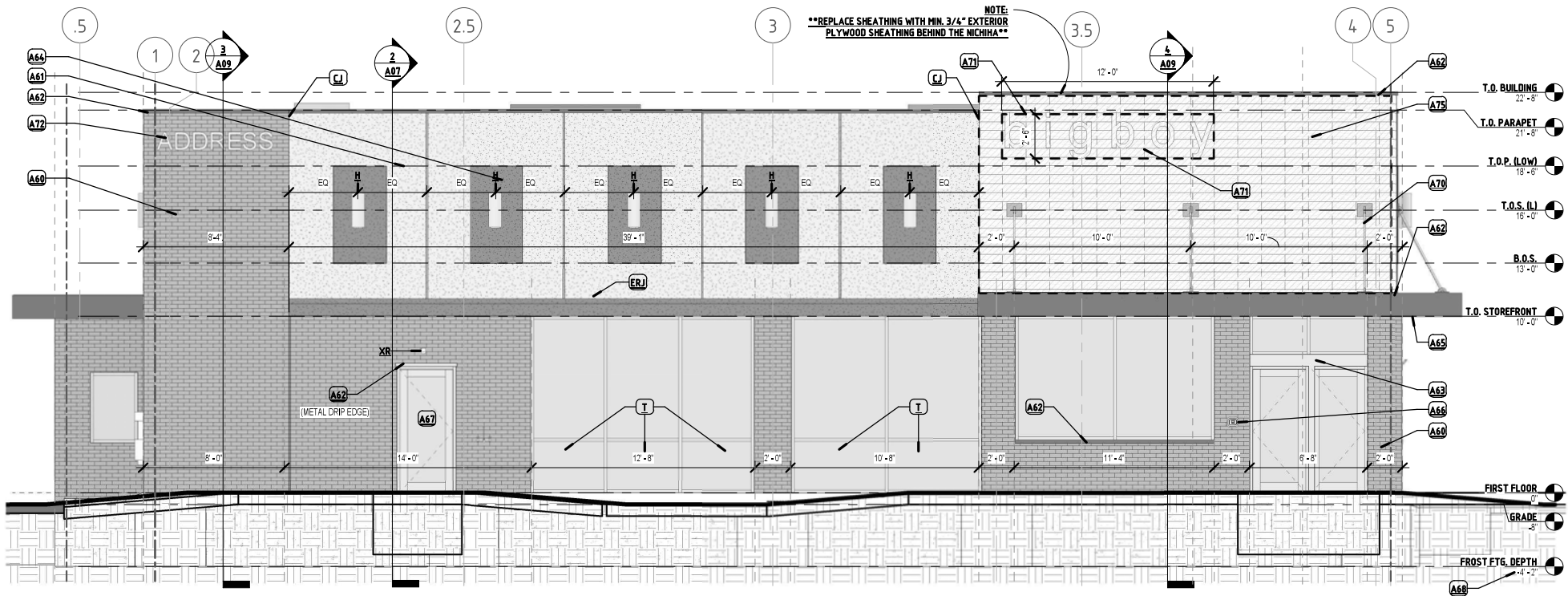
7 TYPICAL EIFS 'V' GROOVE JOINT

3" = 1'-0"



3 SOUTH ELEVATION

1/4" = 1'-0"



1 WEST ELEVATION

1/4" = 1'-0"

NOTES

- CODE**
- 2015 MICHIGAN BUILDING CODE (MBC)
 - 2015 MEC (ENERGY CODE)
 - 2015 INTERNATIONAL FIRE CODE (IFC)
 - 2010 NFPA 13 (FIRE SUPPRESSION)
 - 2010 NFPA (FIRE ALARM)
 - 2015 MICHIGAN MECHANICAL CODE (MMC)
 - 2015 MICHIGAN PLUMBING CODE (MPC)
 - 2015 MICHIGAN FUEL GAS CODE (FGC)
 - 2015 MICHIGAN ENERGY CONSERV. CODE (IECC)
 - 2017 NATIONAL ELECTRICAL CODE (NEC)
 - 2003 IBC/ASIS 117.1
 - LOCAL ZONING ORDINANCE

- BUILDING CLASSIFICATION**
- CONSTRUCTION TYPE: V-B
 - FIRE SUPPRESSION: YES

REQUESTS FOR INFORMATION (RFI)

- ALL RFIs SHALL BE SUBMITTED ELECTRONICALLY VIA EMAIL. TEXTUAL RFIs WILL NOT BE ACCEPTED.
- SUBSTITUTIONS/ALTERNATES MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE/INSTALL AND MAY REQUIRE A MIN. \$150.00 PAYMENT UNLESS OTHERWISE APPROVED IN CLIENT SERVICE AGREEMENT.

DEFERRED SUBMITTALS

- ALL PLANS LABELED AS DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR LOCAL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION.

NOTES

- DO NOT SCALE PLANS
- THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH LOCAL CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULING AND WHENEVER REQUIRED, SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.
- COORDINATE ALL DRAWINGS, DETAILS, AND EQUIPMENT SPECS.
- ALL TRADES SHALL REVIEW AND HAVE ACCESS TO ENTIRE SET OF PLANS AND SPECS PRIOR TO BIDDING AND DURING CONSTRUCTION.
- SEPARATION OF SHEETS IS NOT PERMITTED.
- SUBMIT WEEKLY UPDATES TO OWNER/ARCHITECT INCLUDING SCHEDULE, PHOTOS, AND PROGRESS REPORT.
- FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY INCONSISTENCIES TO ARCHITECT. G.C. SHALL SUBMIT ALL AS-BUILTS AND DEVIATIONS FROM THE PLANS TO OWNER & ARCHITECT.
- PROVIDE STORAGE FOR ALL EQUIPMENT AND MATERIALS IN ACCORDANCE TO MANUFACTURER'S SPECS FOR DURATION OF CONSTRUCTION.
- WORK SHALL NOT COMMENCE PRIOR TO RECEIPT OF ALL APPROVED PERMITS.
- THE PLANS AND DETAILS INCLUDED IN THIS PROJECT ARE FOR THE SOLE PURPOSE OF THIS PROJECT. THE USE OF THESE DETAILS ON ANOTHER PROJECT IS STRICTLY PROHIBITED UNLESS APPROVED BY ARCHITECT.
- COPYRIGHT 2022 BIGGDESIGNS, LLC



PROJECT

22056

big boy™

OUTLOT @ 34400 UTICA ROAD
FRASER, MACOMB COUNTY, MI

PERMIT

EXTERIOR ELEVATIONS
08.01.2022

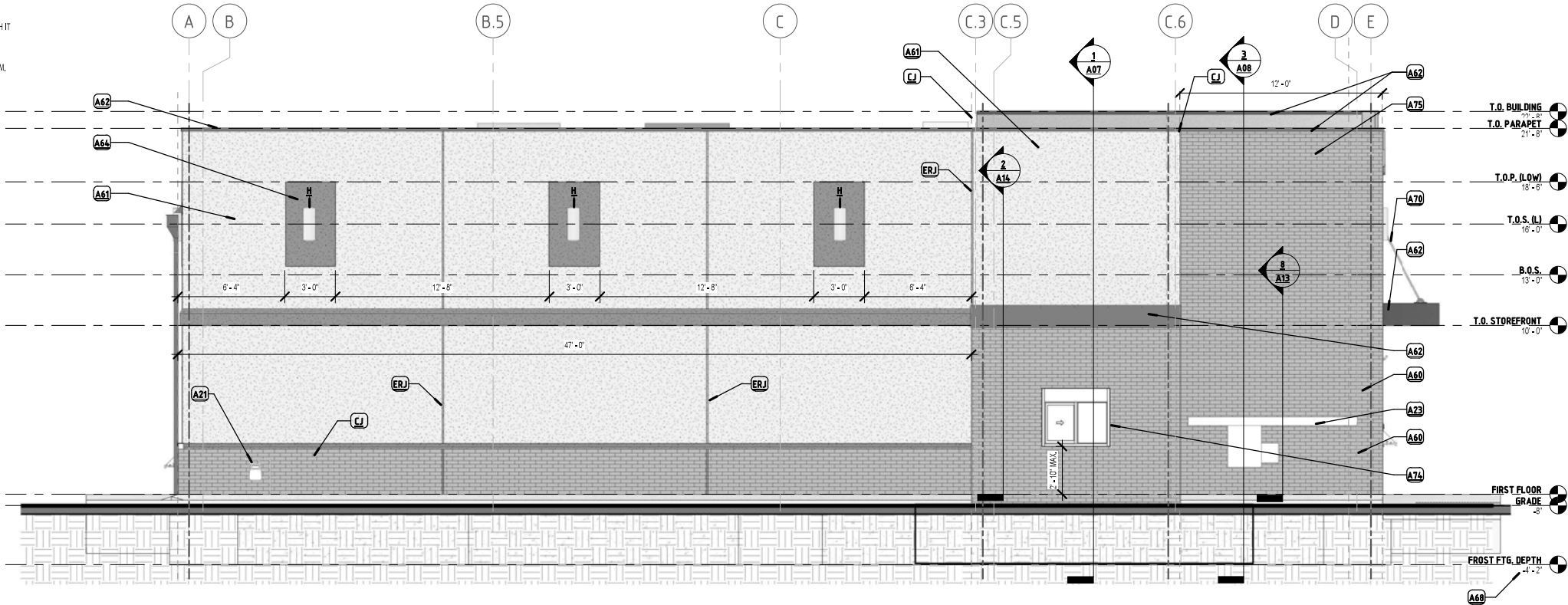
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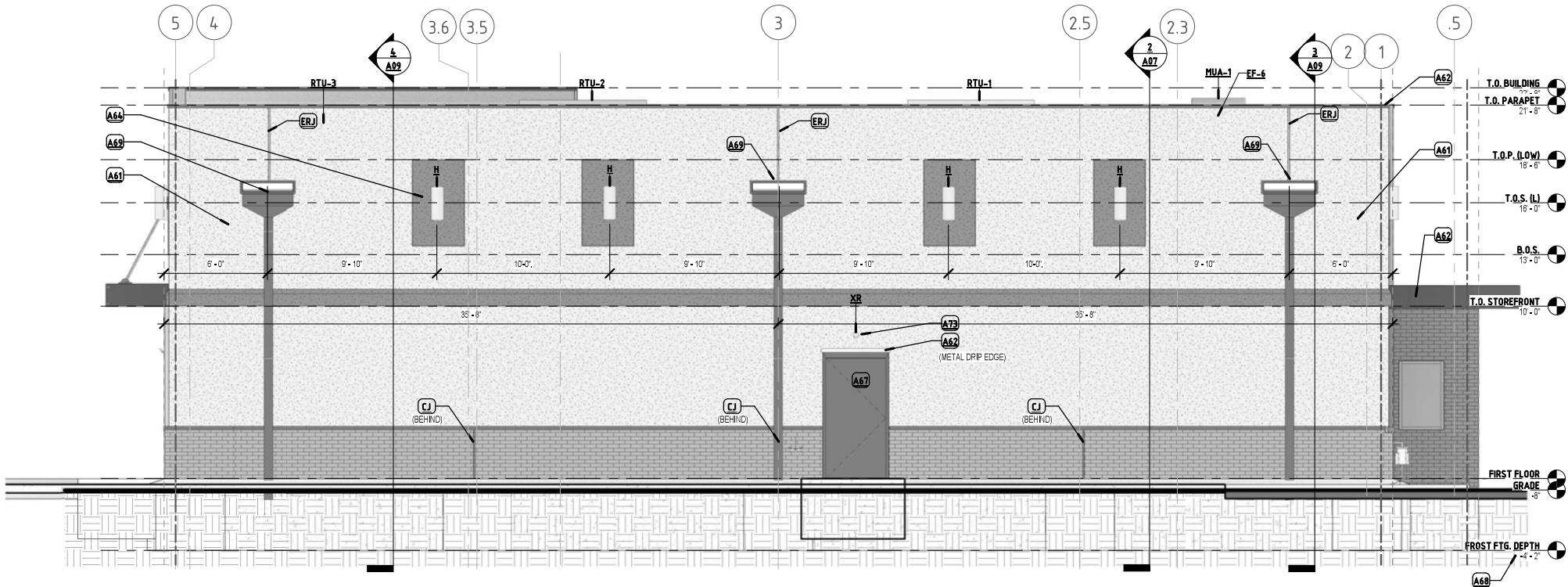
A05

STOREFRONT NOTES

- ALL STOREFRONT, SLIDING GLASS AND SWINGING GLASS DOORS SHALL MEET THE CONSUMER PRODUCT SAFETY COMMISSION STANDARD 16CFR PART 1201-77 SAFETY STANDARD FOR ARCHITECTURAL GLAZING.
- ALL ALUMINUM STOREFRONT FRAMES TO BE DESIGNED FOR STRUCTURAL ADEQUACY WITH WIND LOADS AS REQUIRED BY LOCAL JURISDICTION AND THE CURRENT BUILDING CODE OR AS NOTED IN THE STRUCTURAL GENERAL NOTES, WHICHEVER IS GREATER. GLAZING SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS AND NECESSARY CALCULATIONS TO CONFIRM DESIGN ADEQUACY.
 - WHERE NECESSARY PROVIDE INTEGRAL REINFORCING STEEL TO SUPPORT THE REQUIRED LOADS.
- ALL GLAZING WITHIN 18" OF FLOOR LEVEL AND ADJACENT TO DOOR SHALL BE TEMPERED GLASS AND WHERE NOTED ON THE DRAWINGS.
- ALL DIMENSIONS INDICATED ON STOREFRONT TYPES REQUIRE FIELD MEASUREMENT TO CONFIRM EXACT FINISH OPENING WHICH MAY VARY DEPENDING UPON MASONRY THICKNESS AND/OR GYP. BOARD THICKNESS.
- HUMAN IMPACT LOADS: ALL GLAZING, INCLUDING MIRRORS, SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR 1201. GLAZING SHALL COMPLY WITH THE CPSC 16 CFR PART 1201 CRITERIA FOR CATEGORY I OR AS INDICATED BY THE CURRENT BUILDING CODE.
- GLAZING IDENTIFIED AS TEMPERED AND INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED THE CURRENT BUILDING CODE SHALL MEET THE PROVISIONS OF THE CURRENT BUILDING CODE FOR SAFETY GLAZING (SECTION 2406.3).
- EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AS WELL AS THE ADDITIONAL INFORMATION REQUIRED BY THE CURRENT BUILDING CODE.
- PROVIDE DE MANUFACTURER'S HIGH PERFORMANCE SILL FLASHING AT EXTERIOR STOREFRONT SYSTEMS. SEE THE WALL SECTIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS REQUIREMENTS AT THE SILL FLASHING.
- PROVIDE MANUFACTURER'S STANDARD CONTINUOUS HEAVY DUTY HEAD DEFLECTION TRACK FINISH TO MATCH STOREFRONT SYSTEM.
- STOREFRONT SYSTEMS ARE TO BE CENTER SET GLAZING TYPE.



2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

4 FLASHING AT SIGN RACEWAY
1 1/2" = 1'-0"

- MEMBRANE ROOFING
- SELF-ADHERING, SELF-HEALING ROOFING, MEMBRANE FLASHING BEHIND MEMBRANE ROOFING
- RACEWAY FLANGE
- RACEWAY, BY OTHERS
- TO SINGLE PIPE PORTAL SEE THIS SHEET FOR DETAIL
- GALVANIZED COUNTER FLASHING W/HEMMED DRIP
- EXTEND SELF-ADHERING, SELF-HEALING ROOFING, MEMBRANE FLASHING OVER RACEWAY FLANGE-TYP ALL ROUND

NOTES

- CODE
- 2015 MICHIGAN BUILDING CODE (MBC)
 - 2015 MEC (ENERGY CODE)
 - 2015 INTERNATIONAL FIRE CODE (IFC)
 - 2010 NFPA 13 (FIRE SUPPRESSION)
 - 2010 NFPA 72 (FIRE ALARM)
 - 2015 MICHIGAN MECHANICAL CODE (MNC)
 - 2015 MICHIGAN PLUMBING CODE (MPC)
 - 2015 MICHIGAN FUEL GAS CODE (FGC)
 - 2015 MICHIGAN ENERGY CONSERV. CODE (ECC)
 - 2017 NATIONAL ELECTRICAL CODE (NEC)
 - 2009 IBC/ASCE 1117.1
 - LOCAL ZONING ORDINANCE

- BUILDING CLASSIFICATION
- CONSTRUCTION TYPE: V-B
 - FIRE SUPPRESSION: YES

- REQUESTS FOR INFORMATION (RFI)
- ALL RFIs SHALL BE SUBMITTED ELECTRONICALLY VIA EMAIL. TEXTUAL RFIs WILL NOT BE ACCEPTED.
 - SUBSTITUTIONS/ALTERNATES MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE/INSTALL AND MAY REQUIRE A MIN. \$150.00 PAYMENT UNLESS OTHERWISE APPROVED IN CLIENT SERVICE AGREEMENT.

- DEFERRED SUBMITTALS
- ALL PLANS LABELED AS DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR LOCAL AUTHORITY FOR APPROVAL PRIOR TO INSTALLATION.

- NOTES
- DO NOT SCALE PLANS
 - THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH LOCAL CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULING AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL. COORDINATE ALL DRAWINGS, DETAILS, AND EQUIPMENT SPECS.
 - ALL TRADES SHALL REVIEW AND HAVE ACCESS TO ENTIRE SET OF PLANS AND SPECS PRIOR TO BIDDING AND DURING CONSTRUCTION.
 - SEPARATION OF SHEETS IS NOT PERMITTED.
 - SUBMIT WEEKLY UPDATES TO OWNER/ARCHITECT INCLUDING SCHEDULE, PHOTOS, AND PROGRESS REPORT.
 - FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY INCONSISTENCIES TO ARCHITECT. G.C. SHALL SUBMIT ALL AS-BUILTS AND DEVIATIONS FROM THE PLANS TO OWNER & ARCHITECT.
 - PROVIDE STORAGE FOR ALL EQUIPMENT AND MATERIALS IN ACCORDANCE TO MANUFACTURER'S SPECS FOR DURATION OF CONSTRUCTION.
 - WORK SHALL NOT COMMENCE PRIOR TO RECEIPT OF ALL APPROVED PERMITS.
 - THE PLANS AND DETAILS INCLUDED IN THIS PROJECT ARE FOR THE SOLE PURPOSE OF THIS PROJECT. THE USE OF THESE DETAILS ON ANOTHER PROJECT IS STRICTLY PROHIBITED UNLESS APPROVED BY ARCHITECT.
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MILFORD, MI 48381
248.886.4460



PROJECT

22056
big boy™
OUTLOT @ 34400 UTICA ROAD
FRASER, MACOMB COUNTY, MI

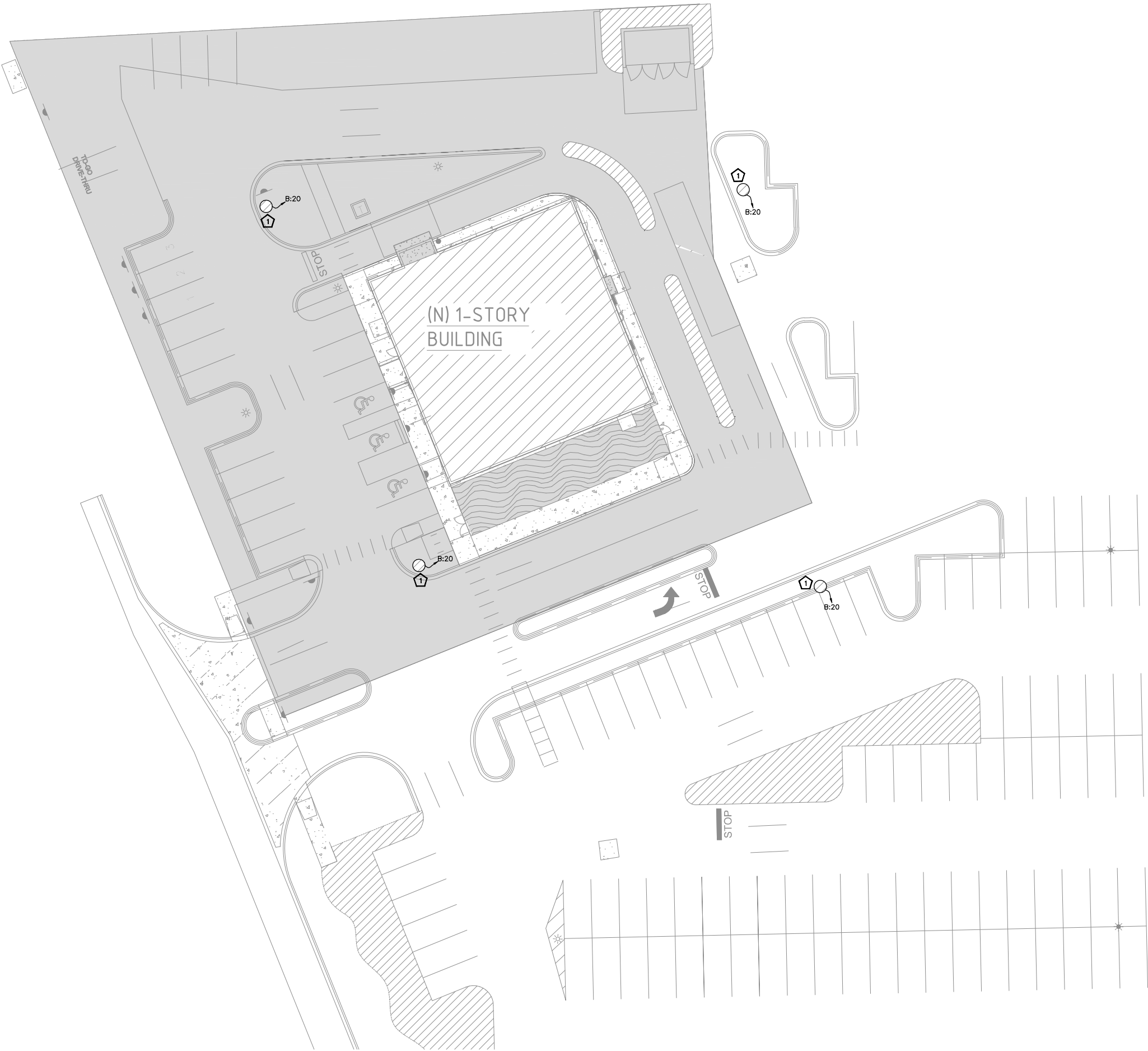
PERMIT

EXTERIOR ELEVATIONS
08.01.2022

REV

REV	NOTE	DATE
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A06



ELECTRICAL SITE PLAN KEYED WORK NOTES:

1. EXISTING ELECTRICAL LIGHT POLE & FIXTURES TO BE REPLACED WITH NEW LIGHT POLE & FIXTURES LOCATED IN FIELD AND COORDINATE FINAL LOCATIONS WITH G.C. E.C. SHALL COORDINATE WITH ARCHITECT/OWNER AND SHALL RE-ROUTE THE EXISTING ELECTRICAL CIRCUIT TO NEW PANEL "B" AS SHOWN. BASE BID ACCORDINGLY.

NOTES

- CODE**
- 2016 MICHIGAN BUILDING CODE (MBC)
 - 2016 MEC (ENERGY CODE)
 - 2016 INTERNATIONAL FIRE CODE (IFC)
 - 2010 NFPA 13 (FIRE SUPPRESSION)
 - 2010 NFPA 70 (FIRE ALARM)
 - 2016 MICHIGAN MECHANICAL CODE (MMC)
 - 2016 MICHIGAN PLUMBING CODE (MPC)
 - 2016 MICHIGAN FUEL GAS CODE (FGC)
 - 2016 MICHIGAN ENERGY CONSERV. CODE (EECC)
 - 2017 NATIONAL ELECTRICAL CODE (NEC)
 - 2009 ILLINOIS A117.1
 - LOCAL ZONING ORDINANCE

- BUILDING CLASSIFICATION**
- CONSTRUCTION TYPE: I-B
 - FIRE SUPPRESSION: YES

- NOTES**
- DO NOT SCALE PLANS
 - THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH LOCAL CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULING AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.
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PROJECT

22056

big boy

OUTLOT @ 34400 UTICA ROAD
FRASER, MACOMB COUNTY, MI

PERMIT

ELECTRICAL SITE PLAN

08.01.2022

REV

REV NOTE DATE

ES1

Site Plan Review Summary

SP 21-08

Site plan Revision: Civil Drawings dated 7/1/22, Architectural Drawings dated 8/1/22
City of Fraser, Michigan

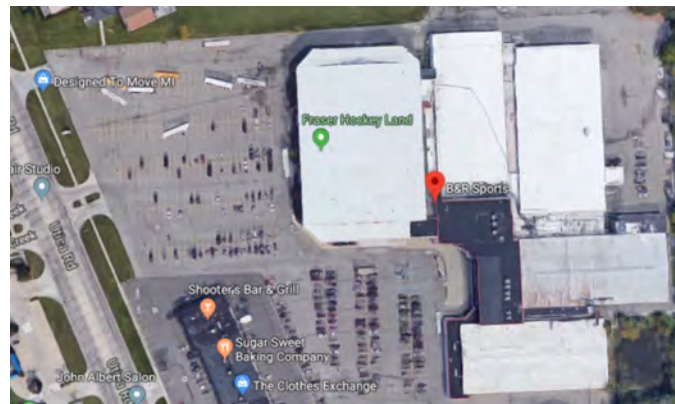


SITE ADDRESS / LOCATION 34400 Utica Road – Fraser Hockeyland Outlot Retail Development	APPROVING BODY Planning Commission	PUBLIC HEARING DATE n/a
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Paul Urbiel, AICP – (248) 596-0920	APPLICANT / PROPERTY OWNER Tom Jablonski (Developer) and Altinia Kandreas (Attorney) on behalf of the Property Owner	

BRIEF SUMMARY OF REQUEST:

The applicant is proposing to amend a previously-approved site plan to redevelop an outlot area of Fraser Hockeyland at 34400 Utica Road. **Changes in this application from previous site plan approval are noted in our attached site plan review letter.**

The redevelopment will take place in a 0.9 acre piece of the parking lot of Fraser Hockeyland. The proposal locates a Big Boy restaurant with a drive-through facility in the outlot. The existing ingress/ egress access points are proposed to remain in their current location.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	CG – Commercial General; Commercial Sports Venue	Other commercial sites zoned CG – Commercial General, RH – Residential High-Multiple and RL – Residential Low-One Family	New parking, landscaping, and building construction	Total site area = 10.45 acres Dev. site area = 0.9 acres New bldg. area = 6,255 sq. ft. 370 ft. frontage on Utica Road

Compatibility with Zoning Ordinance

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

Compatibility with Master Plan

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

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

PLANNER RECOMMENDATION

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

ATTACHMENTS

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

Note Regarding Proposed Amendments Compared to approved Site Plan Application SP21-08 (August 2021):

The Planning Commission granted a 12-month extension to this Site Plan approval in August 2022. The applicant submitted an amended site plan that, in our opinion, retains the spirit of the originally approved submission and is materially the same as that submission with the following exceptions:

- The building size has been reduced from 6,255 sq ft to 5,150 sq ft.
- The building is clad in different materials than originally proposed.
- The outdoor seating originally proposed south of the building has been eliminated and replaced with landscaping relocated from other parts of the originally proposed plan.
- The interior landscape island located south of the access drive has been modified to be a striped island.
- The concrete corrugated median located adjacent to the drive “thru” lane has been replaced with striping.
- The dumpster enclosure is no longer screened with shrubs, instead there are only two deciduous trees around the perimeter of the enclosure.
- The lighting is proposed to be replaced on the northern portion of the site only.

The review below has been modified to reflect these changes.

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

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

The subject site is zoned CG, Commercial General Business District, which accommodates commercial uses that need access to major thoroughfares. This proposal is to build a restaurant with a drive-through window on the north portion of the outlot. Restaurants are permitted uses; however, drive-through restaurants require Special Use approval (32-135 (2) (d)). Site Plan and Special Use approval was originally granted to this project in 2021, as well as to similar proposals in 2020. This project represents an amendment to the site plan approved as SP22-08 in August 2022.

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

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

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

The maximum building height is 30 feet or two stories. Proposed building elevations indicate that the proposed one-story building height is less than 22'-8", which meets the ordinance requirement.

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

a. Parking

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

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

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

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

i. Further parking details:

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

ii. City Engineer Review:

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

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

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

i. Reduces site driveway vehicular traffic by 781 daily trips

1. 402 New Trips and 379 Pass-By Trips

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

ii. Reduces peak hour parking demand by:

1. 21 spaces for typical weekday

2. 27 spaces on typical weekend

iii. Increases parking supply by 38 spaces

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

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

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

b. Site will still not sufficiently accommodate parking demand for

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

parking mitigation plans.

b. Ingress / Egress

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

c. Circulation On- and Off-Site

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

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

The City Engineer's review comments from the previous submission address off-site circulation:

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

d. Loading (Section 32-97)

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

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

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

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

We note that the submitted site plans identify the southern frontage landscaping and landscaping around the dumpster as "Alternate 1". We have asked for clarification on the applicant's intentions regarding this and will discuss with the Planning Commission at the September meeting.

4. Signs (Section 32-85)

In all office and neighborhood commercial areas with uses located on individual lots, the wall sign is permitted not to exceed thirty-two (32) square feet. A 32 square foot wall sign is proposed on the west elevation.

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

Elevations and building finishes have been provided. The exterior of the buildings will be primarily constructed of 'redwood'-colored cement board siding, brick masonry and white Exterior Insulation and Finish System (EIFS) cladding. The building (slated to house a Big Boy restaurant). The storefront glazing system consists of clear glass and clear anodized aluminum appearance aluminum frame elements with black metal copings. The proposed building is reasonably attractive.

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

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

7. Lighting (Section 32-86)

The new submission proposes to only replace four existing light poles proximate to the proposed restaurant. Details of the proposed lighting were not provided but will be reviewed as part of the permitting process.

The Electrical Site Plan provided does not present any apparent concerns with Zoning requirements, but we note the change in scope for the Planning Commission's information.

8. Pedestrian Safety and Circulation

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

9. Lot Combination and Land Divisions

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

10. Reviewing Entities

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

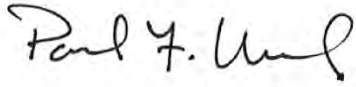
RECOMMENDATION

Based on the above review, we believe the site plan application is complete and the Planning Commission may act upon the petition. Considering the previous approvals of a variance for parking, and associated conditions for approvals for related previous proposals on this property, and previous discussion regarding this amendment, we recommend the Planning Commission maintain the following conditions with approval of this proposed amendment. Note that Condition 14 has been modified per discussion at the August Planning Commission meeting:

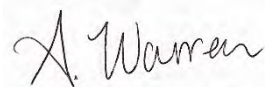
1. *The applicant must provide a 60-day advance notice of significant events (which include Extreme Events) and a plan to handle parking, traffic and safe pedestrian circulation. A plan for Extreme Events must be submitted by the Applicant to the City's Development Review Team at least 60 days in advance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

Respectfully,

McKENNA



Paul Urbiel
Senior Principal Planner



Alicia Warren
Assistant Planner

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

Applicants:
Altinia Kandrevas,
Tom Jablonski on behalf of the Property Owners

7

iii. SPR 21-08

SUB 01-19: Garfield Park Sub Parcels 1-10

Site Plan Amendment

Contents:

1. Staff Memo



Memorandum

TO: Fraser Planning Commission
FROM: Paul Urbiel, AICP
SUBJECT: **Site Plan Amendment Request: 01-19SUB / MAX MANCINI / GARFIELD PARK - SUB PARCELS 1-10 / PROPOSED SITE PLAN AMENDMENT**
DATE: August 30, 2022

In 2006, the Planning Commission approved a site plan for the development of 10 single-family residences on Anita and Josephine Avenues east of Garfield. The developer constructed nine of the 10 approved homes over the ensuing years, but is now requesting a site plan amendment, the key points of which are summarized thusly:

- 1. Request to not construct required extension of Anita Avenue past the middle of Parcel 4;*
- 2. Request to not construct approved Anita Avenue home on Parcel 5.*

The Planning Commission originally considered this request on February 6, 2019, and then again on February 3, 2021. In February, the Commission postponed a decision on this request for a period of six months, until the Commission's August meeting, to give the applicant an opportunity to continue to work with the property owner of Parcel 4 and combine the lots.

On August 4, 2021, the Commission postponed the request until December 1, 2021 to again provide an opportunity to continue to work with the property owner of Parcel 4 and combine the lots. On December 1, the Commission postponed the request with the intention of deciding it at the January 5, 2022 meeting to give the applicant an opportunity to submit an application to combine the lots and engage a surveyor to provide the necessary documentation. The lot has not been combined and as of this writing, there is not an application pending to do so. At the March 2022 meeting, the PC postponed the item until September to give Mr. Mancini time to work with the property owner to combine the lots.

The lots have not been combined in the ensuing months. In response to the administration's request for an update, Mr. Mancini reported that he has not been able to convince the owner to combine the lots. He also stated that he will not pursue the matter further. This correspondence is attached to this memo. I look forward to discussing this matter at your meeting.