



City of Fraser

Building & Code Enforcement Department

AGENDA
CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ~ PHONE: 586-293-3100
WEDNESDAY, OCTOBER 5, 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:** September 7, 2022
6. **New Business**
 - A. **Public Hearings**
 - i. SLU 22-02: Galaxy Auto Detailing 16659 Garfield - Special Land Use
 - B. **Site Plan and Other Reviews:**
 - i. SP 22-06: 34275 Utica Juan Blancos - Site Plan
 - ii. RZ22-01: 33071 Garfield - Rezoning Request
7. **Unfinished Business**
 - i. SPR 22-04: 15 Mile Industrial Development (Parcel 11-32-226-016) – Site Plan
 - ii. SUB 01-19: Garfield Park Sub Parcels 1-10 - Site Plan Amendment
 - iii. Transparency Zoning Amendments Discussion
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**

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

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

1. CALL MEETING TO ORDER

Chairman Warunek called the meeting to order at 7:00 P.M.
Chairman Warunek led the Pledge of Allegiance

2. ROLL CALL

PRESENT:

Barr
Czarnecki
Farina
Meyer
Perry
Keil
Warunek

ABSENT:

OTHERS: Planner Paul Urbiel, Attorney Clark Andrews, City Clerk Greenia

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

Motion by Farina supported by Warunek to approve the agenda as presented.

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

5.

Approval of Minutes: September 7, 2022

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

Motion by Czarnecki supported by Barr to approve the minutes of the December 1, 2021 City of Fraser Planning Commission Meeting as amended.

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

NAYS: None

Motion Carried

6. NEW BUSINESS

A. Public Hearings: None

B. Site Plan and Other Reviews:

i. SP 21-09: 34400 Klein Site Plan Amendment

Dave Cadman was present on behalf of the petitioner.

Planner Urbiel reviewed the application for the site plan. It was an application to construct an additional driveway of approximately 20 feet in width off Klein Road, as well as additional paved concrete area located on the south side of the building. The proposed area of new paved concrete would be approximately 4,700 square feet.

In general the request is approvable. The use is permitted in this zoning district. His only concern is that the site plan shows an area that is to be used for the storage of gravel. That is specifically prohibited in this zoning district. Other than that issue the administration supports approval of this site plan when a new site plan is submitted with no storage for gravel or a variance is granted by the Zoning Board of Appeals.

The petitioner spoke and indicated that they used gravel in their daily operations. They would be asking for a variance to allow them to keep this small area of gravel. They cannot continue their daily operations without having gravel on site.

He offered some ideas to be able to keep it onsite.

Chairman Warunek addressed the concerns he had with the site plan. One issue he saw was how close this business would have parking to the road. The parking spots he spoke of were new and proposed on this site plan. He was concerned how it came to Planning Commission with the parking this way.

Commissioner Farina indicated that the City Engineer's review referred to the need for on-site detention run off. Further discussion was had on the Engineer's review and concerns.

Commissioner Czarnecki also visited the site. She did not think the storage of gravel was so unsightly. She wondered if the gravel would be considered equipment as they use it every day in their business operation. If so we could perhaps allow the gravel. Mr. Urbiel noted that gravel was specifically prohibited.

Petitioner stated they could either cease having it on-site or they could request a variance from the ZBA.

Further discussion was had on the proposed parking. Mr. Cadman stated that that part of the parking was going to be temporary. Once they get new paving in there they will be able to park on the other side of the property.

Commissioner Farina then suggested that the petitioner go to the ZBA to request the variances he needs, then, if they are approved, he could come back to the Planning Commission for site plan approval. It was noted that Planner Urbiel could help him with the Zoning Board of Appeals application and process.

Attorney Andrews felt it would make sense to postpone a decision on this tonight.

Variances were needed for the storage of the gravel as well as the parking matter.

Motion by Czarnecki, supported by Meyer to postpone a decision on Site plan 21-09 34400 Klein Site Plan Amendment until the November 2, 2022 Planning Commission Meeting so that the petitioner can appear before the City of Fraser Zoning Board of Appeals to request variances on the storage of gravel on site and the parking location and any other variances that may be deemed necessary.

ROLL CALL VOTE:

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

NAYS: None

Motion Carried

ii. SPR 22-03: 33180 Groesbeck Retail Center

Kevin Hanna, owner of 33180 Groesbeck Retail Center, and Dave _____ his designer were present to speak regarding this application.

Planner Paul Urbiel reviewed the application for Planning Commission. The application recently purchased this retail center and is looking to modify the façade of the building and adding a screening wall on the North side of the property as well as renovate the parking. The site is zoned CG General Business District. The proposed/ existing use is compatible with the current zoning.

With current tenants in this building there is sufficient parking. The applicant is proposing to improve the existing parking area with landscaping, thus bringing it more into compliance with current zoning requirements. There are a few parking spaces that are dependent on his neighbors to maneuver into. They should get access agreements for those spaces.

There is also a request to build a six (6) foot high masonry wall. This would be to delineate his parking from his neighbors as well as keep large trucks from using his lot to get to the other business. The ordinance does not allow for this wall so they are recommending some other solutions to these concerns. Mr. Farina suggested possibly a two (2) foot planter with six (6) foot high aborvites. Mr. Urbiel noted that a six (6) foot high masonry wall in front of the building line would hinder the site line accessing the parking lot/driveway.

Mr. Hanna brought photos of large, heavy trucks that damage the parking lot. He felt the six (6) foot high masonry wall would be very helpful with this problem.

Further discussion was had on what he was planning to do at the site. He is changing the back of the building. The parking was very challenging at this site. He would be addressing the parking lot – and he put in new windows, there was new concrete. Chairman Warunek asked him to show what was being changed.

There was going to be a new façade. He remodeled the party store already. It was going to be a mortgage company. In the Summer of 2023 he was going to complete the new façade. The petitioner stated they had 89 parking spots and shared parking with the bar. Chairman Warunek stated that a written agreement would need to be made if that were the case. There was already sufficient parking. Concern was noted regarding the petitioner needing to go through the neighbors parking lot to get to part of his available parking. Again, it was indicated that the petitioner needed to get written, legal agreements for the parking matter.

The petitioner had already made some changes to the parking before bringing

A site plan to them.

Discussion was then had on the color scheme of the new façade. Mr. Hanna Then stated that they were going to be beiges, browns – that color family. Everything will be uniform.

Commissioner Czarnecki agreed it would look beautiful – such an improvement. Discussion was had about the landscaping with electricity for electric cars. She Discussed the parking concern again.

Planning Commission and Mr. Hanna then talked about the proposed wall. They Could put two (2) foot planters with six (6) foot tall arborvitaes in them. Perhaps “No Parking” signs could be put up. Commissioner Barr noted there were laws in Fraser and Roseville that prevented unauthorized parking. Commissioner Farina shared that the Planning Commission does not have the authority to Approve this six (6) foot high concrete wall. Perhaps the Zoning Board of Appeals could grant a variance for the six (6) foot high wall. He would need To speak with Mr. Urbiel about this process.

Commissioner Farina noted the petitioner wanted to continue with the façade – could Planning Commission do this? Mr. Urbiel stated he could but it would be conditional. Discussion of the landscaping and the islands was had.

Chairman Warunek wanted to review all issues with this site plan. the façade was agreeable to all. There were issues with the parking on the South end. The Petitioner would need parking agreements for the parking in that area. He would have to come back with those. He would need to show the parallel parking spots along the back of the building on his site plan.

Motion by Farina, supported by Keil to approve SP 22-83 33180 GB for him to continue to work on the façade of the building, noting that the petitioner Must rectify the parking concerns as addressed with the planner and also Rectify the proposed six (6) foot masonry wall and also bring legally binding Cross access parking agreements for his site, reviewed by the attorney, and Registered at the Macomb County Register of Deeds

Commissioner Czarnecki asked for clarification on the required cross access Parking agreements. He needed shared parking agreements and cross access parking agreements. Mr. Hanna stated he understood what they were looking for.

Motion by Farina supported by Keil to approve Site Plan #22-03, 33180 Groesbeck, Retail Center for continuance of replacing the façade and construction of landscape islands on the Center as presented, noting that final site plan approval as well as certificate of occupancy is conditional On presentation of a detailed landscaping plan acceptable to the planner, Also that the petitioner obtains signed shared parking and cross access agreements that shall be approved by the City's attorney and registered at the Macomb County Register of Deeds, that all of the parking concerns discussed this Evening will be addressed on the final site plan, also noting that the issue of Petitioner's request for a six (6) foot high masonry wall is denied and can be presented to the Zoning Board of Appeals for a variance if he wishes.

VOTE ON MOTION:

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

NAYS: None

Motion Carried

iii. Site Plan Review 22004: 15 Mile Industrial Development

John Secco, Allegra Development and Emmet Barratta were present on behalf of the petitioner.

Mr. Urbiel review the site plan. He noted that it was a very exciting development In the community. They are looking to build a new 31,489 square foot Warehouse and processing facility. It would be on the same campus as Carmela Foods. It is compatible with the current zoning district and the Master Plan for this property. He felt it was not quite ready for approval yet but thought They could look at it and iron some things out at this time.

As drawn the building is proposed to be on a separate parcel adjacent to Carmela Foods, but is proposed to function as a campus with Carmela Foods as It shares some parking and maneuvering areas. It actually encroaches over the property Line – having zero setback and a 20 foot setback is required per the ordinance. With Agreements in place it is suggested that the lot line is moved to meet the requirements Of the ordinance.

They are looking for detail for the Carmela Foods parking to assure enough Parking for both businesses. He reviewed the architecture of the building, Noting that while it is currently shown as a metal paneled building the Ordinance Requires the frontage along 15 Mile be masonry. He is suggesting the façade be

Redesigned to accommodate the masonry base requirement on 15 Mile as is required by ordinance. All other issues can be handled administratively.

Discussion was had at this time regarding the masonry base. Commission wanted clarification as to how high up the building this would be required. Mr. Urbiel reviewed what was on 15 Mile now in other buildings. He suggested at least above the man door. There was no specific requirement as to how high. He added that the applicant would like to get moving this season if possible.

Mr. Secco asked for clarification on the lot line concern. Mr. Urbiel stated That the building needed a 20 foot setback and moving the lot line was Probably the better alternative. Since they owned both properties it should be something easily done – moving the lot line. They would then be required to have parking agreements in place before final approval could be given for this development.

Mr. Secco went over the history of this business with Commission. Fairway Packing had been in business for sixty (60) years and Carmela Foods distributes their product – they work together. This new building would cost over \$10,000,000 and create jobs for the residents of Fraser. It would be a benefit to the Community. Chairman Warunek said he was excited for this business to come to Fraser.

Mr. Barratta said they were excited to be in partnership with Carmela Foods and very proud to do this in Macomb County and the City of Fraser. They hoped to make the City of Fraser proud. Commissioner Farina asked if this was a slaughter house; were there odors with this? Mr. Barratta stated there would be no odors. Their facility was going to be very clean and odor free.

They did sell to the public – they have a shop in Grosse Pointe Woods and They have an e-commerce site. Nothing at this facility.

Commissioner Farina went over Mr. Urbiel's review on this building. He read the Conclusions to the Commission. Mr. Warunek explained these conclusions were what would need to be addressed before site plan approval could be given.

Approval could be granted with conditions. Mr. Urbiel asked that if that was done clear direction be given from Commission as to what was their direction.

Commissioner Czarnecki questioned petitioner on the issues reviewed by Commissioner Farina. She then suggested that Commission ask the petitioner for a revised site plan which would address all of the concerns reviewed by Mr. Urbiel regarding this site plan.

Discussion was had on timing of this development. The petitioner noted they would like to get going – the sooner the better. The lot line needs to be addressed, the masonry façade along the 15 Mile Road portion of the building needs to be addressed. Attorney Andrews stated that moving the lot line was a fairly easy process. Chairman Warunek indicated that perhaps they could get a foundation permit issued so they could start moving on the project.

Mr. Secco explained that they went with the metal building is that this would be a fully refrigerated building due to the nature of the business. They cannot have moisture entering the building and they needed to have these types of panels for this type of business. Using brick and block would not provide what is required for the business. Discussion was had on how high up the brick would be – what would Mr. Urbiel like to see. Not knowing the exact nature of the façade would prevent them from getting a foundation permit.

Motion by Czarnecki supported by Farina to postpone action on Site Plan Review 22-04 15 Mile Industrial Development, Parcel 11-32-226-016 until The October 5, 2022 Fraser Planning Commission Meeting.

VOTE ON MOTION:

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

NAYS: None

Motion Carried

7. UNFINISHED BUSINESS

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

Trpko Taseski and Lee Sevens were here on behalf of the petitioner.

Planner Urbiel noted that this was an application for a Special Land Use Approval to approve outdoor seating at Shooters located at 34360 Utica Road. The applicant had been at the last meeting and was asked to come back to address the issues as discussed. Commission asked them to submit a revised proposal and address the following:

- Addition of a bike rack

- Sign repair on the front and rear of the building

- Details on the lighting

- Proposed hours of operation for the patio

- Maximum occupancy and a plan for the configuration of the table

- And planters

A dumpster enclosure proposal
The addition of ADA parking spaces

The revised submission has addressed the concerns. The petitioner will be reconfiguring the parking lots which will ultimately make it safer. He reviewed the new site plan and how all concerns had been addressed.

Commission reviewed the revised site plan. The petitioner addressed the changes with Commission. They noted one thing – they created a dumpster enclosure by their back door because they would be the ones that would use it daily. They ordered the window, repaving parking lot, put in a bike rack. Discussion was had on the other items that were addressed.

Commissioner Czarnecki addressed the length of the season they would be open as well as the hours of operation. She referred to the applicants request on the hours of 11:00 a.m. to 2:00 a.m. May 1 through October 30. She saw no problem with the months but wanted to discuss the hours – she felt 2:00 a.m. was too late. She was very concerned with the issue noise might be. The petitioner noted that there would be no music piped out there. He felt the bar slowed down quite a bit between 12:00 a.m. and 2:00 a.m. every day.

Discussion ensued on finding a way to buffer the noise from the neighbors. They have a seating capacity of 48 on the patio. Mr. Stevens suggested that they would put some evergreens around the patio to help with the noise. The Commission agreed this would be helpful.

Motion by Keil supported by Warunek to approve Special Land Use #22-01 34360 Utica Road Shooter's Proposed Outdoor Patio with the condition that the petitioner place greenery – evergreens around the outside of the patio area to help with noise buffer as well as being more aesthetically pleasing and to approve the hours of operation from 11:00 a.m. to 2:00 a.m. with the season running from May 1 to October 30 and that the applicant provide a shared access agreement with the property at 34400 Utica Road to insure that all parking on the site is accessible, that the furniture, planters and any other non-permanent elements of the patio operation are removed and stored during the off-season.

It was noted that Planner Urbiel had authority to approve or disapprove of the greenery to be planted around the patio.

VOTE ON MOTION:

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

NAYS: None

Motion Carried

Mr. Andrews noted his concern that the arbovites – greenery should be irrigated.

At this time, 9:39 p.m. a short recess was taken.

Planning Commission reconvened at 9:46 p.m.

ii. SP 21-08: 34400 Utica Road Outlot Development Site Plan Amendment

Planner Paul Urbiel reviewed this site plan for Commission. He stated they did A value engineering exercise and have submitted updated plans. This plan is largely what was approved at the last meeting, however the building size has been reduced, the materials proposed for the outside of the building are different than what was approved but still they are commercial materials and Big Boy Brand standard and acceptable. There was outdoor seating previously proposed but it has been replaced with landscaping, the concrete corrugated median 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 enclosed and the lighting is proposed to be replaced on the norther portion of the site only. Based on all of these changes and the petitioner being granted a variance they are recommending approval at this time.

Attorney Andrews and the applicant have been in conversations about parking agreements with the current status being the final agreements are under the City Attorney's review. The applicant has applied for a building permit or at least initiated that process.

Discussion was had on the parking agreements for easements for cross access, shared parking and utilities.

The petitioner reviewed the changes they have made to the site plan. She updated them on where she was with all city departments regarding this project and hoped they would be starting yet this fall.

Commissioner Czarnecki wondered if it was just a Big Boy. The petitioner responded it was, also noted the bike rack was indicated on the site plan. Commissioner Meyer shared her concern that, upon visiting the site, there was no construction fence up there.

Motion by Farina supported by Perry to approve Site Plan 21-08 34000 Utica Road Outlot Development Site Plan Amendment contingent of the following conditions as noted in McKenna Site Plan Review dated August 25, 2022

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.

VOTE ON MOTION:

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

NAYS: None

Motion Carried

iii. SUB 01-19 Garfield Park Sub Parcels 1-10/Site Plan Amendment

Mr. Urbiels commented this had been under discussion for quite some time. The applicant was supposed to get the lots combined as the lot in question was not a buildable lot. The City was trying to avoid a maintenance issue on this lot. The solution seemed to be combining the lots.

The lots have not been combined, but the maintenance issue seems to have been addressed with the adjacent owner maintaining it. Attorney Andrews then addressed the Commission. He stated that discussion of how to best address the concerns of the city was discussed among him and his fellow attorneys at this office. It appears that Mr. Marino purchased both the house and the lot in question next to it. However, he was not interested in combining the properties. He suggested that perhaps the City could record a "Notice of Non-buildable Parcel" so that if someone in the future wanted to purchase the vacant parcel and build on it they would be aware that the parcel is not buildable. If Planning Commission were agreeable they could address it at their next meeting. They would invite him, Mr. Marino, to the next Planning Commission meeting to discuss this.

Chairman Warunek stated there was a structure on this property now. He would like to see Code Enforcement address this. Commission felt that they may get some action after Code Enforcement visits the site and puts the owner on notice.

Motion by Farina supported by Czarnecki to postpone action SUB 01-19 Garfield Park Sub Parcels 1-10/ Site Plan Amendment until the October 5, 2022 Planning Commission meeting.

VOTE ON MOTION:

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

NAYS: None

Motion Carried

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

No public comment.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina noted that it appeared they would be having a meeting soon.

10. COMMISSIONER'S COMMENTS NAD ITEMS OF INTEREST/CONCERNS

Commissioner Farina brought up the issue of the plantings at Taco Bell. Discussion was had and Planner Urbiel felt this was a better solution.

11. AJDOURNMENT

Motion by Farina supported by Keil to adjourn the meeting at 10:21 p.m.

All Ayes

Motion Carried

Respectfully Submitted

Cindi Greenia, Clerk
City of Fraser

6A. i.SLU 22-02:

Galaxy Auto Detailing 16659 Garfield -

Special Land Use

Contents:

1. Site Plan Application Materials
2. Staff Memo

TYPE 2 CURB & GUTTER
REFER TO DETAIL C4, SHEET C4.1

STANDARD DUTY CONCRETE
SIDEWALK
DETAIL C9, SHEET C4.1

PROPOSED
GARAGE
BY OWNER

STANDARD DUTY
BITUMINOUS PAVEMENT
REFER TO DETAIL A7,
SHEET C4.1

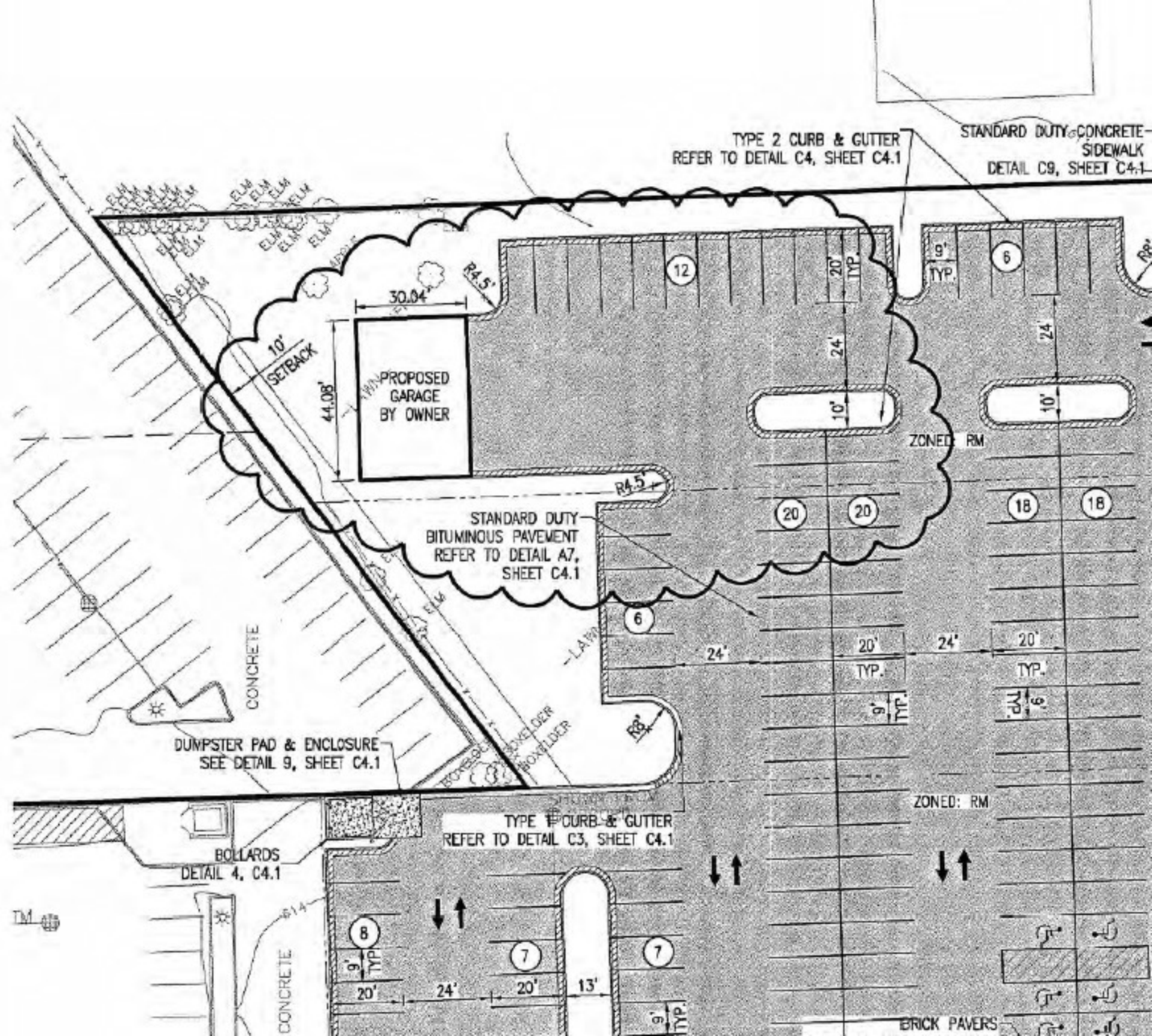
DUMPSTER PAD & ENCLOSURE
SEE DETAIL 9, SHEET C4.1

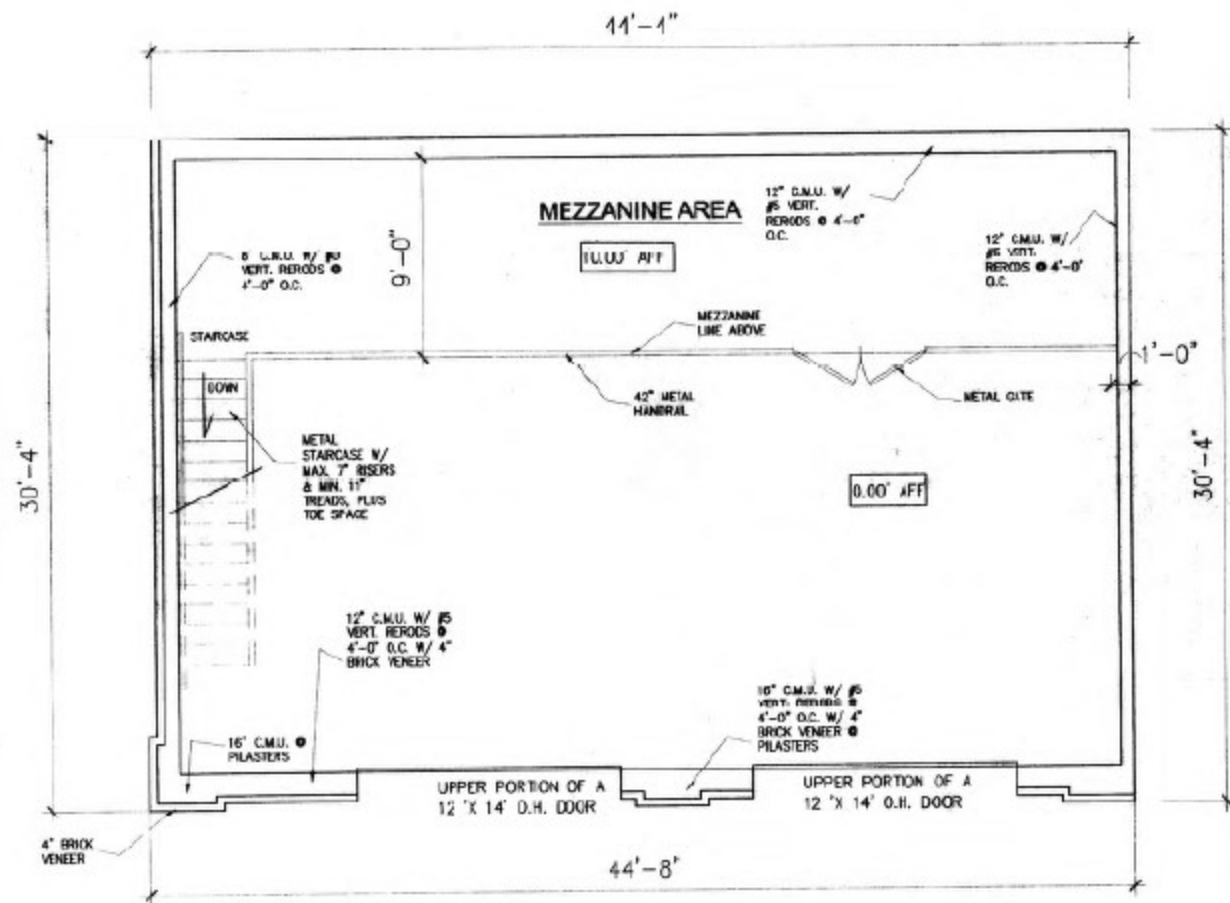
TYPE 1 CURB & GUTTER
REFER TO DETAIL C3, SHEET C4.1

BOLLARDS
DETAIL 4, C4.1

ZONED: RM

BRICK PAVERS

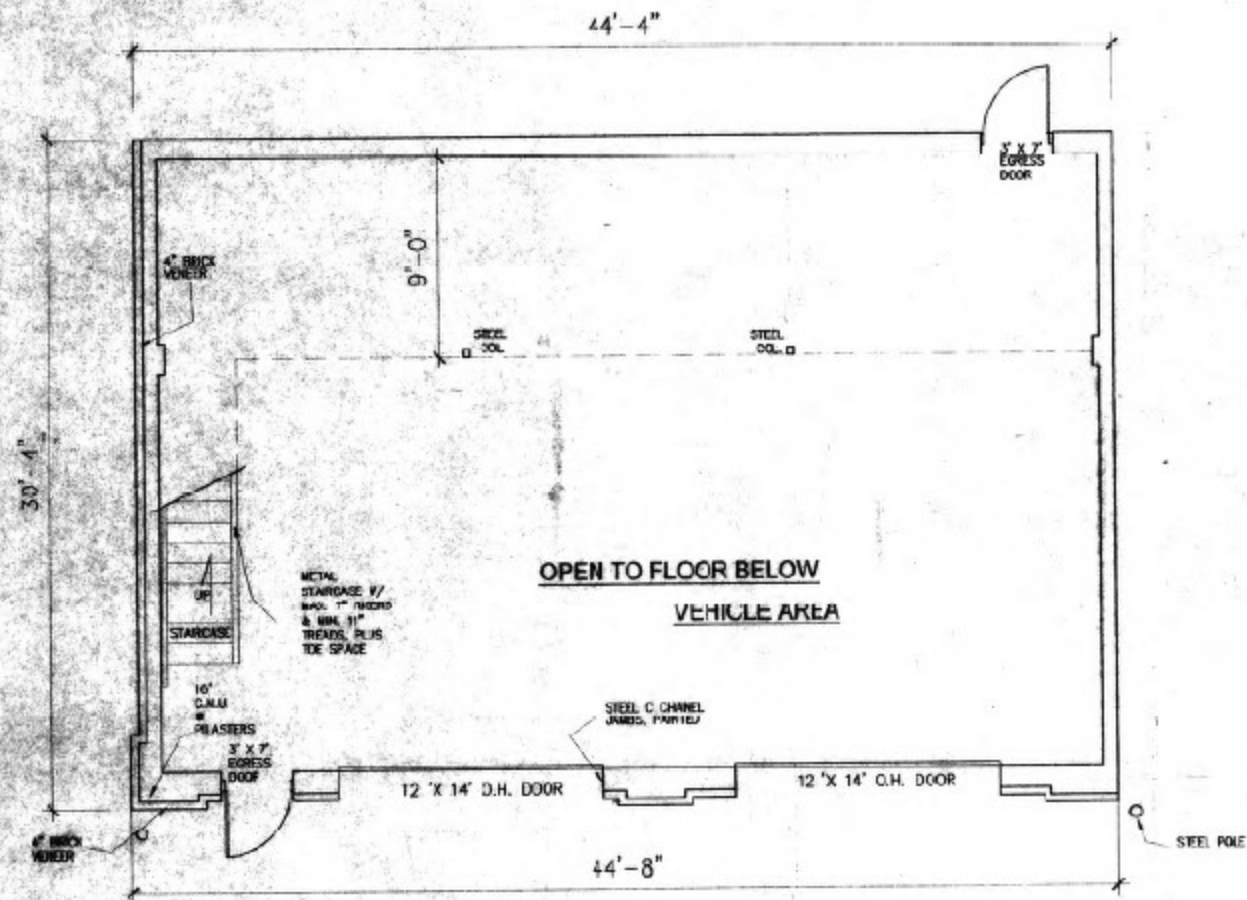




MEZZANINE PLAN

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

NORTH



NOTES:

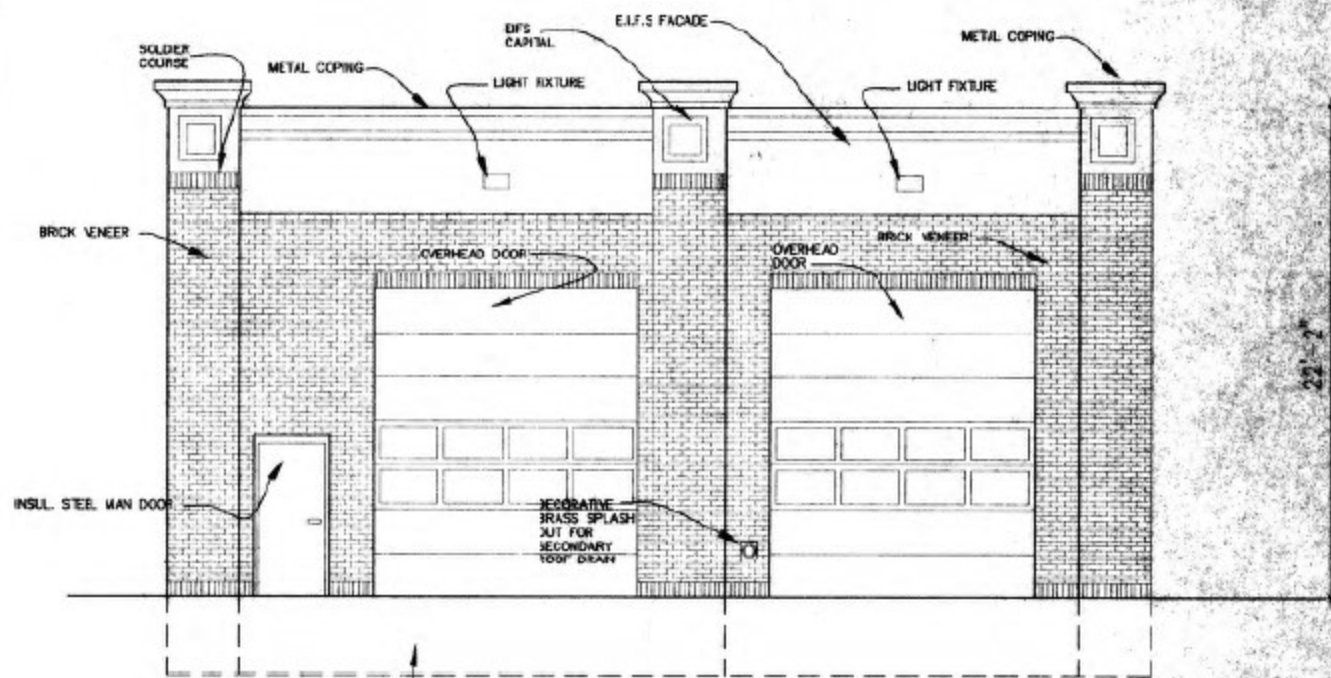
PROVIDE AN ACCESSIBLE ENTRANCE OUTSIDE. 2 (MIN.) EXITS INSIDE AND OUTSIDE LANDING'S SHALL BE AT THE SAME LEVEL. MAX EXTERIOR SLOPE OF LANDING IS 1/4" PER FT. ON WALK AND ASPHALT OUTSIDE FOR DOOR SWING AREA. PROVIDE MIN. 36" X 48" AREA OUTSIDE DOOR SWING. MAX RAMP SLOPE IS 1 TO 12.

FIRST FLOOR PLAN

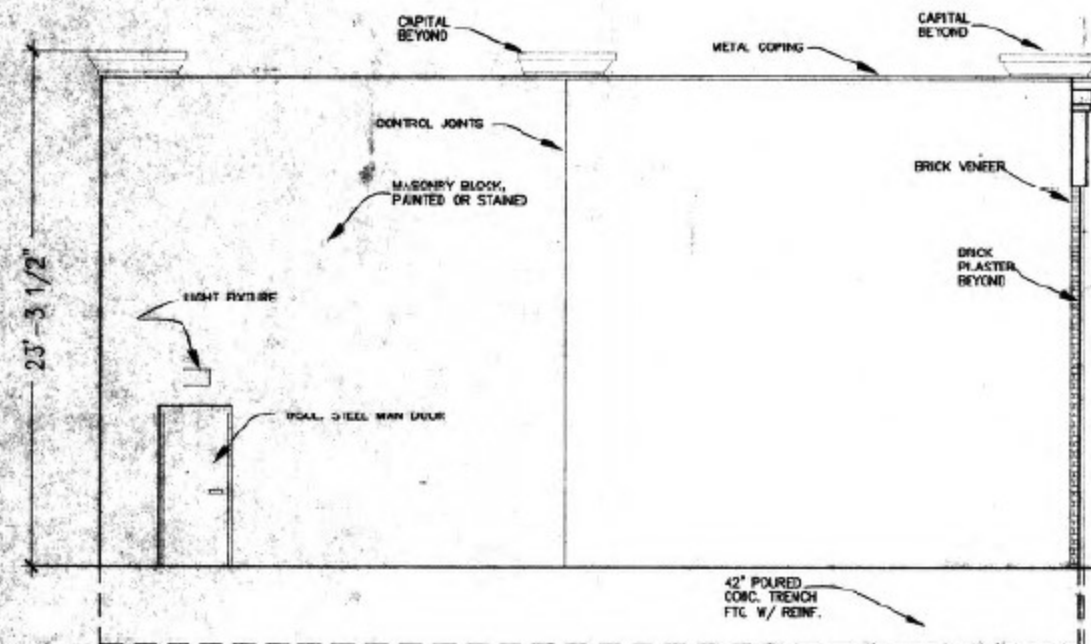
SCALE: 1/4" = 1'-0"

NORTH

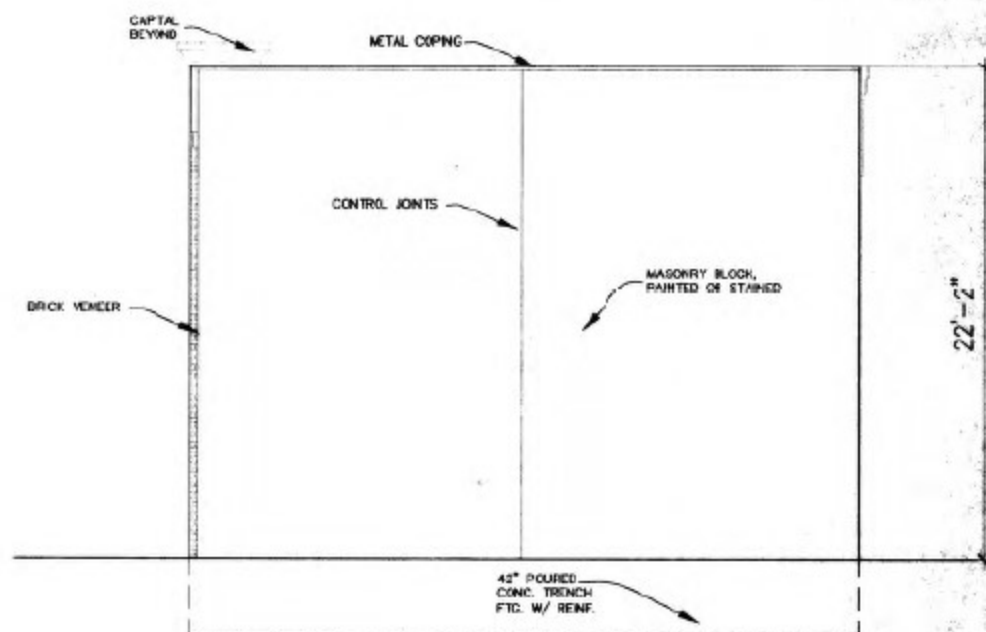




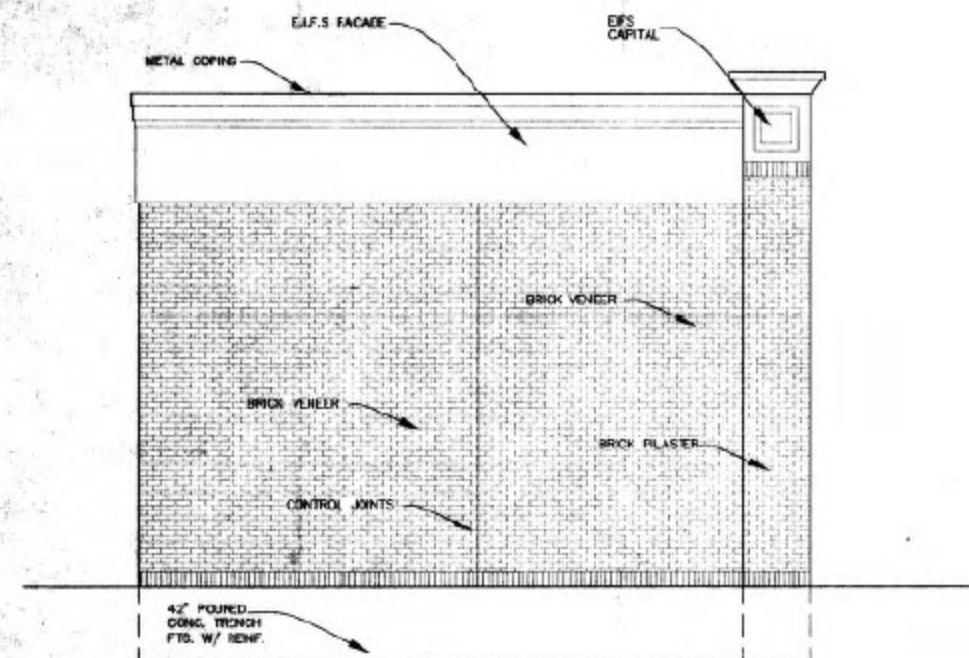
EAST ELEVATION
scale: 1/4"=1'-0"



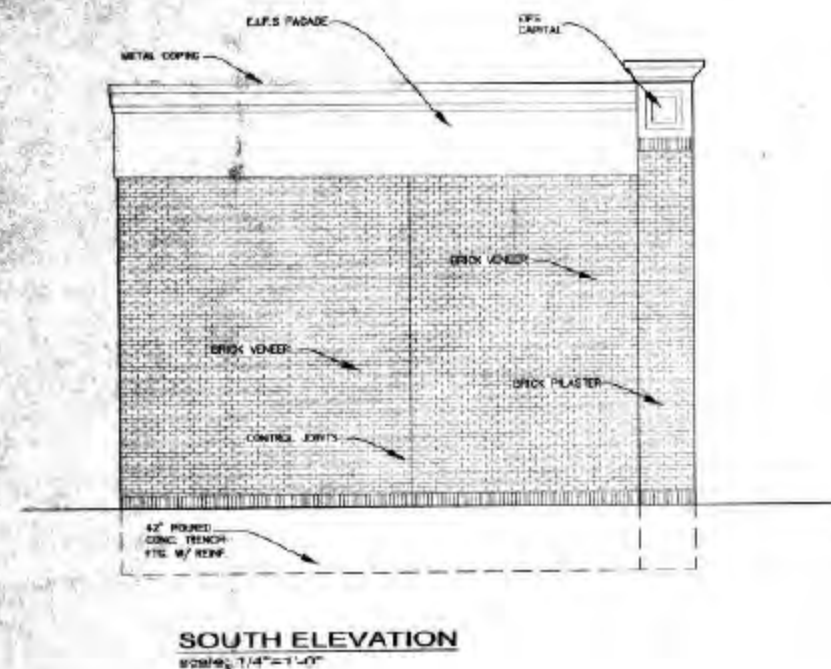
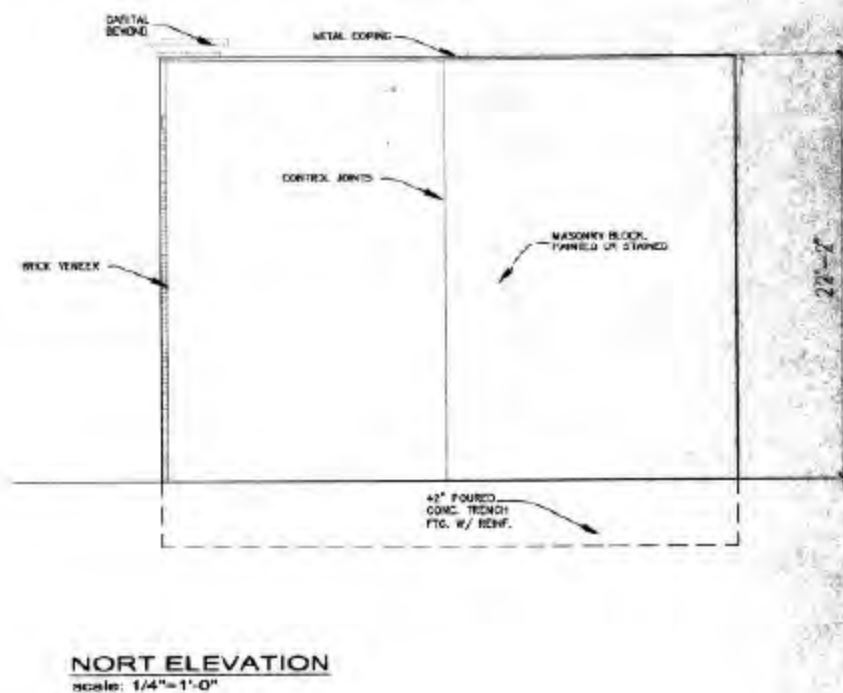
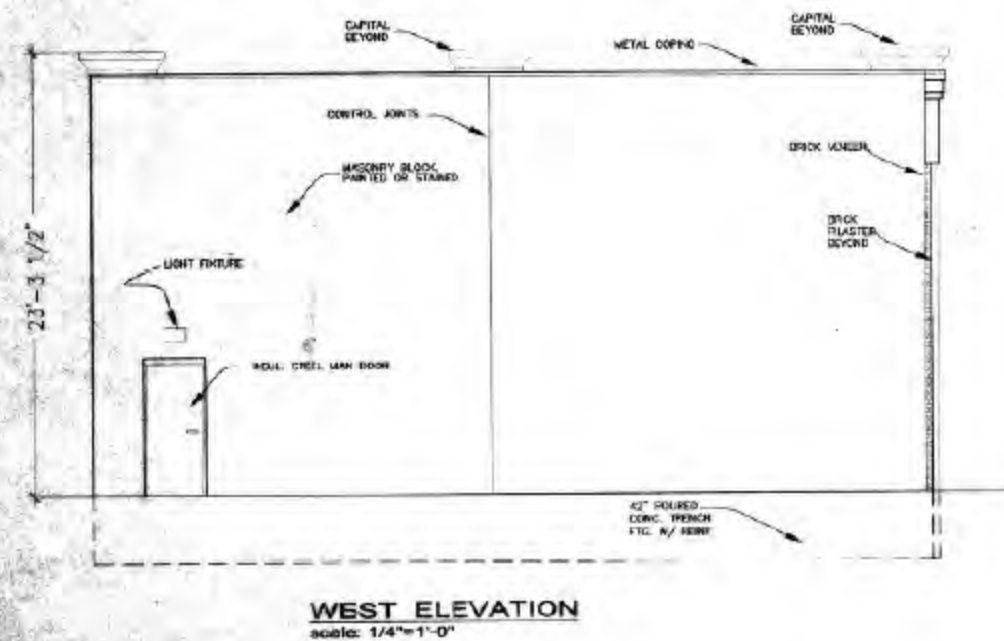
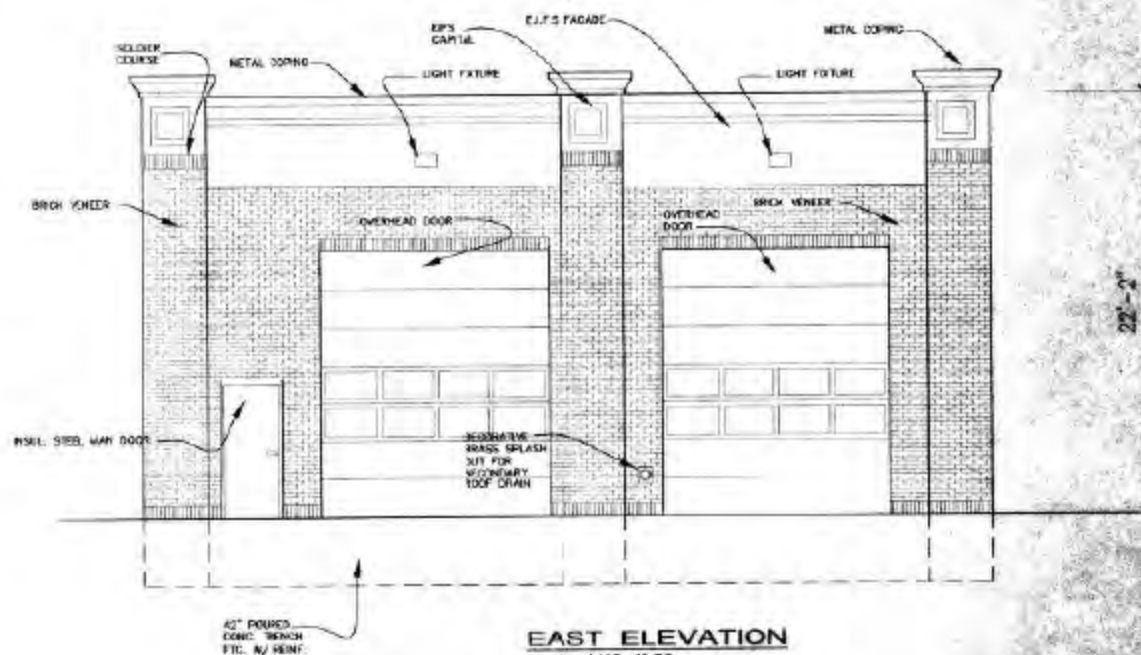
WEST ELEVATION
scale: 1/4"=1'-0"



NORTH ELEVATION
scale: 1/4"=1'-0"



SOUTH ELEVATION
scale: 1/4"=1'-0"



IMPORTANT NOTE
DO NOT SCALE FROM DRAWINGS - USE THE DIMENSIONS. SCALING OF THE DRAWING IS NOT RECOMMENDED AND CONSTRUCTION, ESTIMATION, AND CALCULATIONS BASED ON DIMENSIONS SCALING FROM DRAWINGS ARE DONE AT THE CONTRACTOR'S RISK.

REVISIONS	
DATE	BY
4-28-86	JFS

DESIGNTEC INC.
ARCHITECTURAL, ENGINEERING, INTERIOR DESIGN
10000 HAWTHORNE AVENUE
HAWTHORNE, MICHIGAN 48229
OFFICE: 313.447.0000 FAX: 313.447.0000
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TERRY DEIKO
SCHOTT'S MARKET
16859E FOURTEEN MILE RD.
FRASER, MI 48026

PROPOSED STORAGE BUILDING
EXTERIOR ELEVATIONS



DRAWN BY:	JFS
DATE:	2/8/00
SCALE:	1/4"=1'-0"
JOB NO.:	0007-01
SHEET:	A-2



September 26, 2022

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

Subject: #SLU 22-02: Schott's Market, Galaxy Auto Detailing Special Land Use Review #1
16659 14 Mile Road
Revised Site Plan Approval 5/10/2006; addition of accessory building.

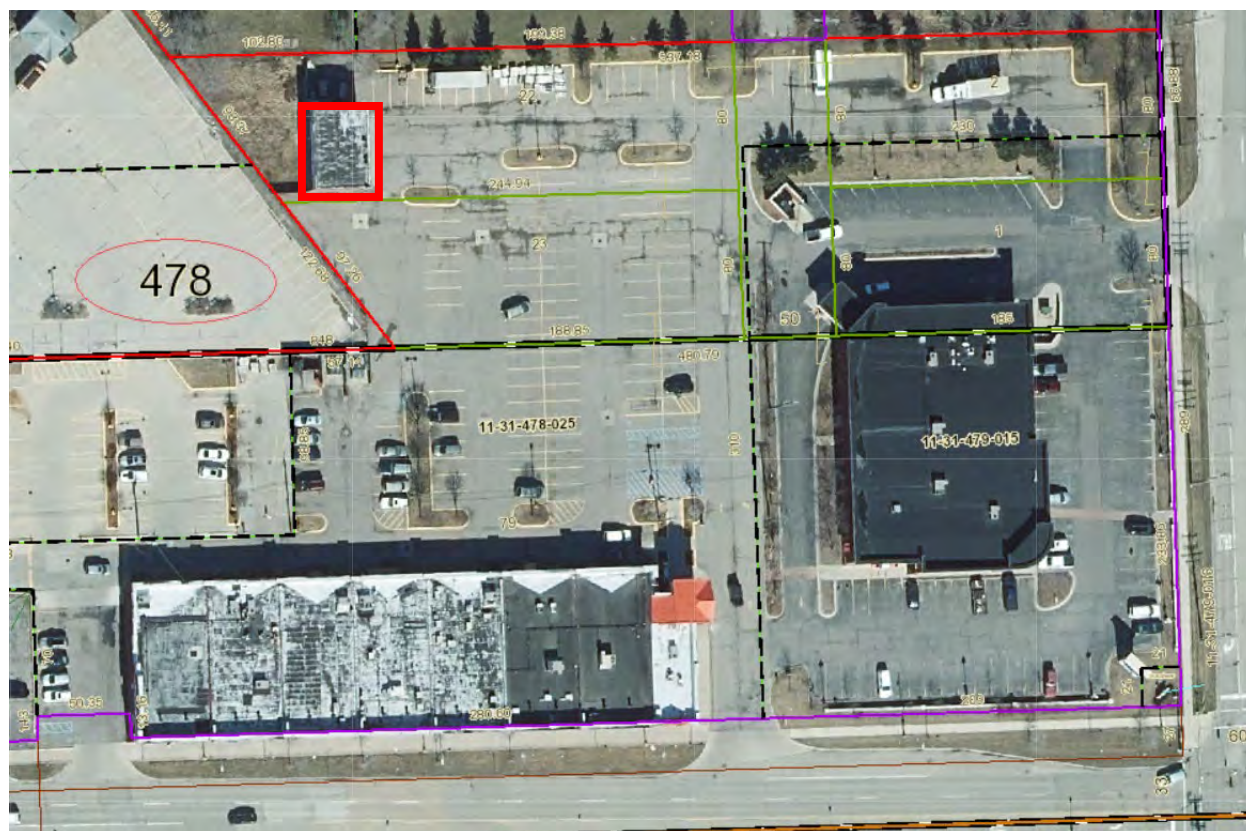
Dear Planning Commissioners:

A Special Land Use review and approval is required for the proposed auto detailing use in the city's CBD, Community Business District, located at 16659 14 Mile Road on the same campus as Schott's Market.

In 2006, the applicant received revised site plan approval for the addition of the accessory building. The applicant has been using this building for storage and the administration has fielded several inquiries for the reoccupation of it recently. This application is to establish an automobile detailing use within the northernmost building, in the rear of the shared parking lot.

The accessory building is a part of a 3.671-acre site, zoned CBD Community Business District. In addition to the retail strip along 14 Mile, the subject site includes a freestanding building of 1,324 square feet. The proposed auto detailing use may be allowable by special land use. Auto laundries are a permitted use in the CG General Commercial District. In the CBD district, "CG district permitted uses developed in harmony with the city's CBD plan" are allowable by special land use.

As part of the special land use review, we studied the site plan revised May 10, 2006, the City's Zoning Ordinance development standards, guidelines established in the City's Master Plan, reviews for the previous proposal, and sound planning and design principles.





STANDARDS FOR SPECIAL LAND USE APPROVAL

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

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

The location, size, and character of the proposed development is of a scale and nature that is appropriate for the location. 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 site does abut residential homes to the north, however auto detailing services should not impact those residences, particularly the noise associated with the service that will be done within the building. Nuisance factors like dust, noise, fumes, vibration, smoke, light, or glare should not be an issue with this use.

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

The proposed use will be utilized within an already approved structure. There are no proposed changes to the structure or the site. Characteristics within this standard will not interfere with or discourage the appropriate development and use of adjacent land and buildings. The proposed building's location and height is appropriate for the area. The proposal does not unreasonably affect adjacent property values.

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



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

We believe the proposed use shall relate harmoniously with the surrounding land uses. Within the same parking lot is Shott's Market, CVS to the east, and to the west is Fraser Eye Center and a gas station. Although there are some auto washes in the city, there are not many commercial auto detailing facilities in the area.

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

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

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

We believe that the public health, safety and welfare are substantially protected. The proposed site layout adds intensity while accommodating pedestrian safety and circulation, vehicular movement both on- and off-site.

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

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

SITE PLAN COMMENTS

Site plans are required for all special land uses in the City of Fraser. No modifications to the existing site are proposed. Please refer to Site Plan Approval dated May 10, 2006.

RECOMMENDATION

We recommend the Planning Commission hold the statutory public hearing. If the Planning Commission finds facts consistent with our review satisfy the zoning ordinance standards for special land use approval contained in Section 32-152, then the Planning Commission should approve the proposed special land use for an auto detailing facility.

If you have any questions, please contact us.

Respectfully,

MCKENNA

Alicia Warren
Assistant Planner

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

6 Bi. SP 22-06: 34275 Utica Juan Blancos - **Site Plan**

Contents:

1. Site Plan Application Materials
2. Staff Memo

Submittal Date: _____
Initial Review Fee: _____

Meeting Date: _____
Application #: _____

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

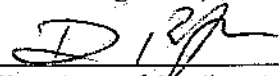
☐ Site Plan ☐ Special Land Use

Name of Project: <u>Juan Blancos</u>			
Address of Project: <u>34275 Uticard</u>			
Proposed Use: <u>Restaurant</u>			
Applicant's Name: <u>Deni Bozinaorshi</u>			
Address: <u>49481 Galway</u>			
City: <u>Marion 6 Twp.</u>	Zip: <u>48044</u>	Phone: <u>(5) 344-9289</u>	
Email: <u>Deni@MPG MIDWEST.COM</u>			
Parcel Identification: <u>03-11-31-251-002</u>			
Complete Legal Description: (use opposite side or attach separately)			
Zoning: <u>Z01</u> <u>(Commercial)</u>	Size in acres: <u>1.43</u>	Parcel Width: <u>204</u>	Parcel Length: <u>306</u>
Legal Owner:			
Name: <u>M&D Fraser Investments, LLC</u>		Phone #: <u>(5) 344-9289</u>	
Address: <u>49481 Galway Marion 6 Twp MI 48044</u>			
Site Plan Preparer's Name: <u>Chipewa Consulting</u>			
Phone: <u>(5) 854-3493</u>		Fax: _____	
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.): _____			

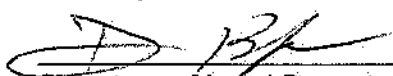
Fifteen (15) copies of the application and site plan shall be submitted to the City at least twenty (20) days prior to a scheduled Planning Commission meeting (First Wednesday of the month at 7:00pm.) The site plan shall include all information required by the City of Fraser Zoning Ordinance. All plans must be folded when submitted. The applicant or representative must be present at the Planning Commission meeting. The site plan shall satisfy the requirements of the Zoning Ordinance for issuance of a building permit, but shall not exempt the applicant from compliance with all other City ordinances or requirements.

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

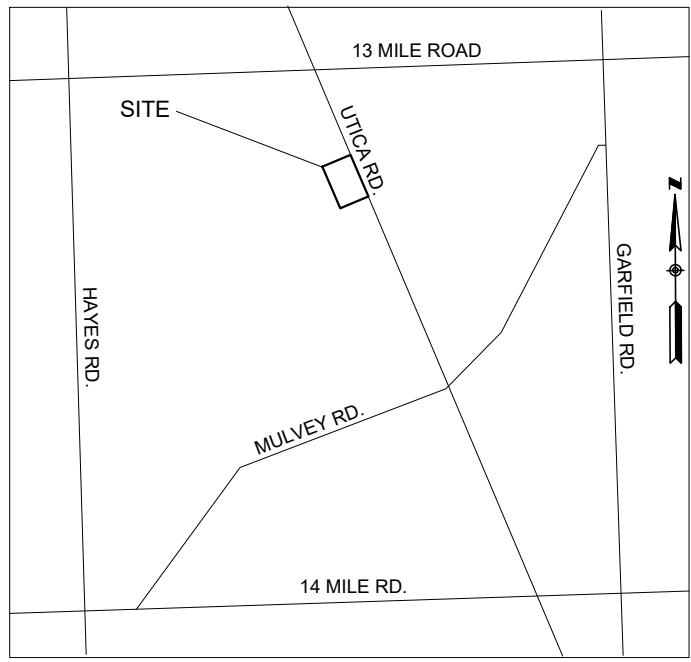
The undersigned deposes that foregoing statements and answers and accompanied information are true and correct.


Signature of Applicant

Deni Bozinaorshi
Please print/type name below signature.


Signature of Legal Property Owner

Deni Bozinaorshi
Please print/type name below signature



LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTION

T2N,R13E SEC 31; COM AT CEN POST SEC 31; TH N89°47'E 835.97 FT; TH N21°08'W 932.17 FT ALG C/L UTICA RD TO POB; TH S68°52'W 278.0 FT; TH N21°08'W 55.26 FT; TH S86°52'W 40.0 FT; TH N21°08'W 195.57 FT; TH N86° 52'E 332.31 FT; TH S21°08'E 160.50 FT ALG C/L UTICA RD TO POB. 1.50 A. CITY OF FRASER

LEGEND

	EX GAS		EX. CONIFEROUS TREE
	EX WATER MAIN		EX. CONIFEROUS SHRUB
	EX STORM SEWER		EX. DECIDUOUS TREE
	EX SANITARY SEWER		EX. DECIDUOUS SHRUB
	UNDERGROUND PHONE		EX. FLAG POLE
	CULVERT		EX. SIGN
	EX STORM STR		EX. STREET LIGHT
	EX U.P. W/ OHW		
	EX LIGHT POLE		
	EX CONCRETE		
	EX HMA PAVT		

SITE DATA

PARCEL #: 11-31-251-002
EXISTING ZONING: CG - COMMERCIAL GENERAL
ADJACENT ZONINGS: CG (NORTH), CG(SOUTH), CG (EAST), REC (WEST)
EXISTING USE: ABANDONED
PROPOSED USE: RESTAURANT
BUILDING AREA: 7,808 SF
BUILDING COVERAGE: 12.5%
OVERALL SITE AREA: 62,290 SQ FT = 1.43 ACRES
ROAD ACCESS: UTICA ROAD & FRENCH CREEK DRIVE - PUBLIC ROADS

PARKING:
SPACES REQUIRED
ONE (1) SPACE FOR EACH 100 SF OF GROSS FLOORAREA

SPACES REQUIRED = 7,808 SF/ 100 SF = 78 SPACES

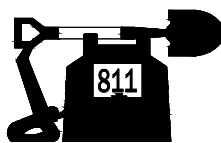
SPACES PROVIDED = 79 SPACES > 78 REQ'D SPACES

OWNER / DEVELOPER

DENI BOZINOVSKI
586-344-9289
49481 GALWAY
MACOMB, MI 48044

SURVEYOR / ENGINEER

CHIPEWA CONSULTING
53200 VAN DYKE SUITE 200
SHELBY TOWNSHIP, MI 48316



CALL MISS DIG
72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
1-800-482-7171
or 811
CALL811.COM (TOLL FREE)

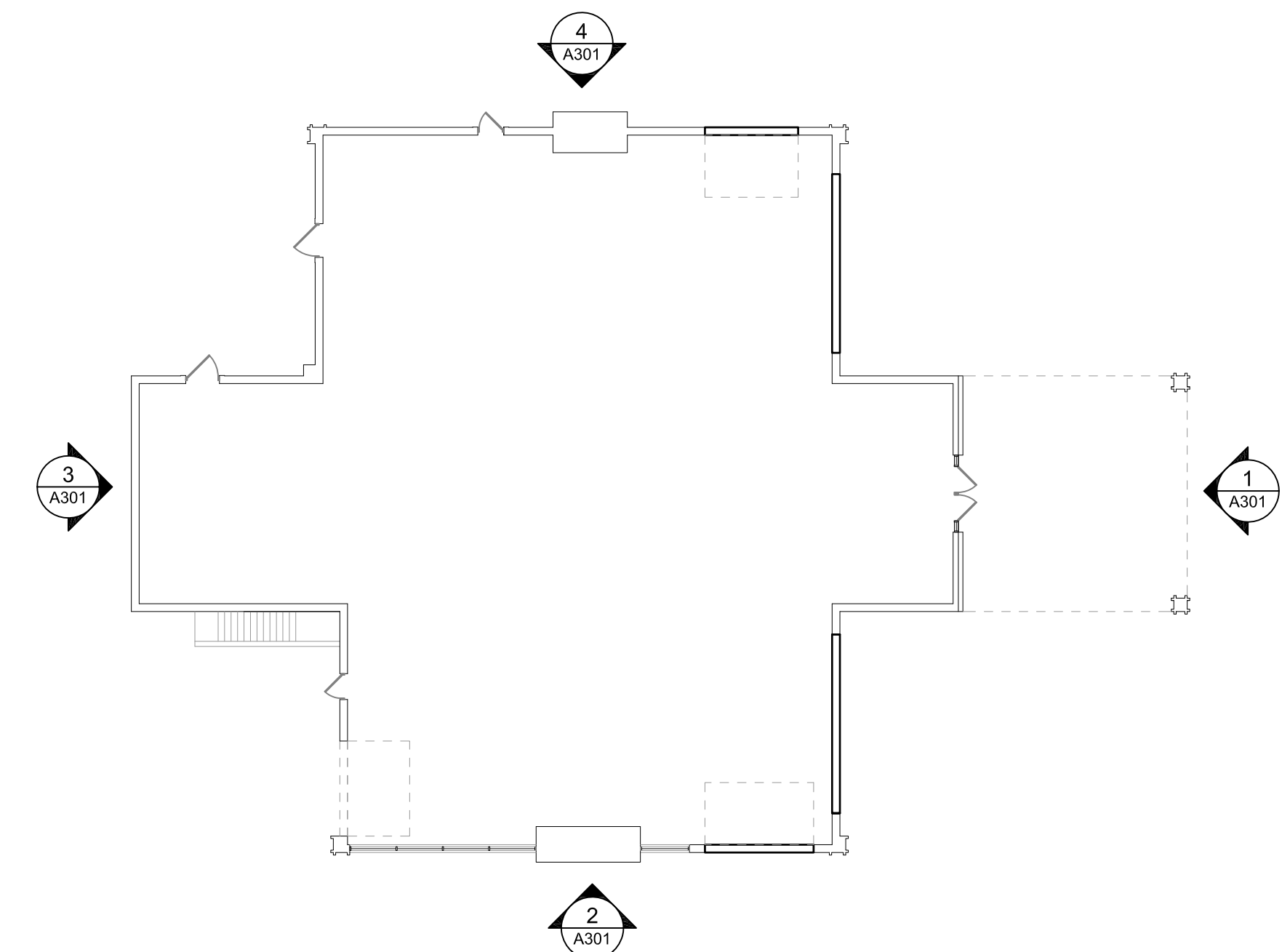
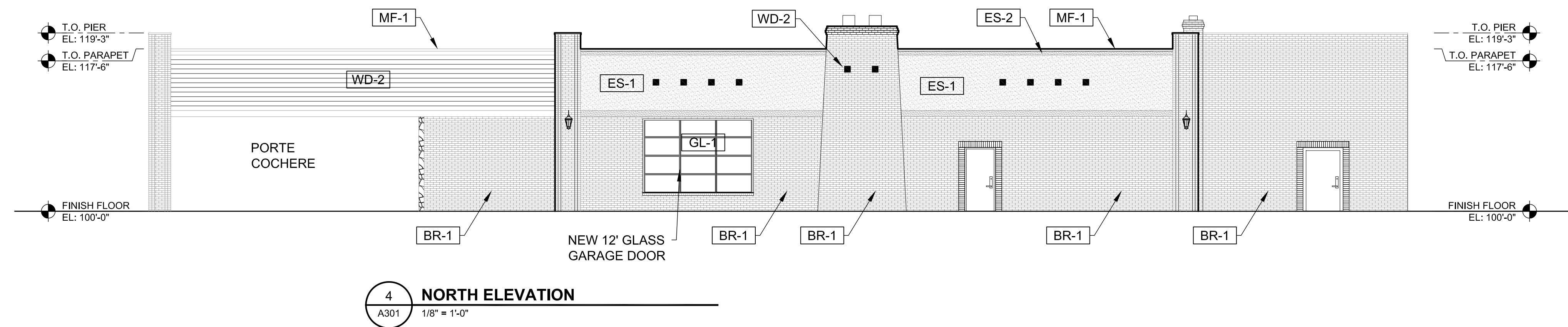
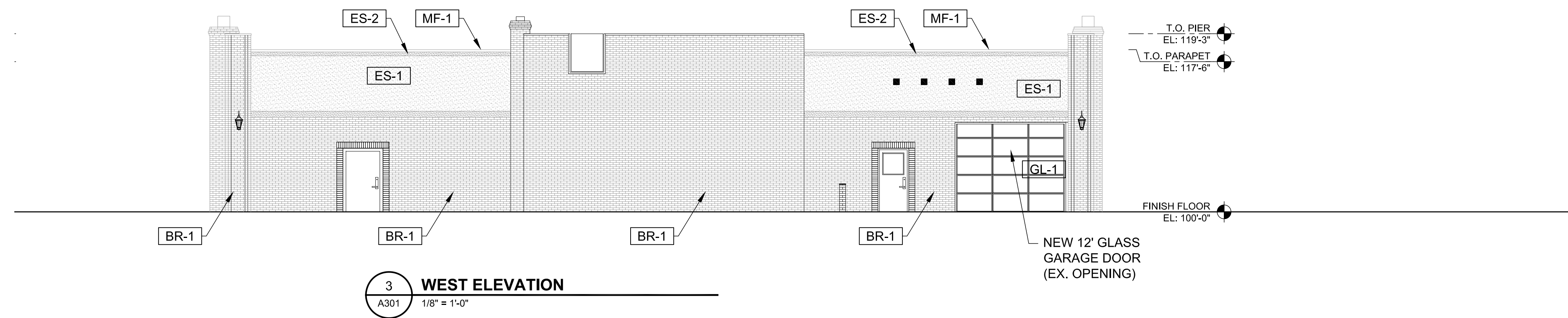
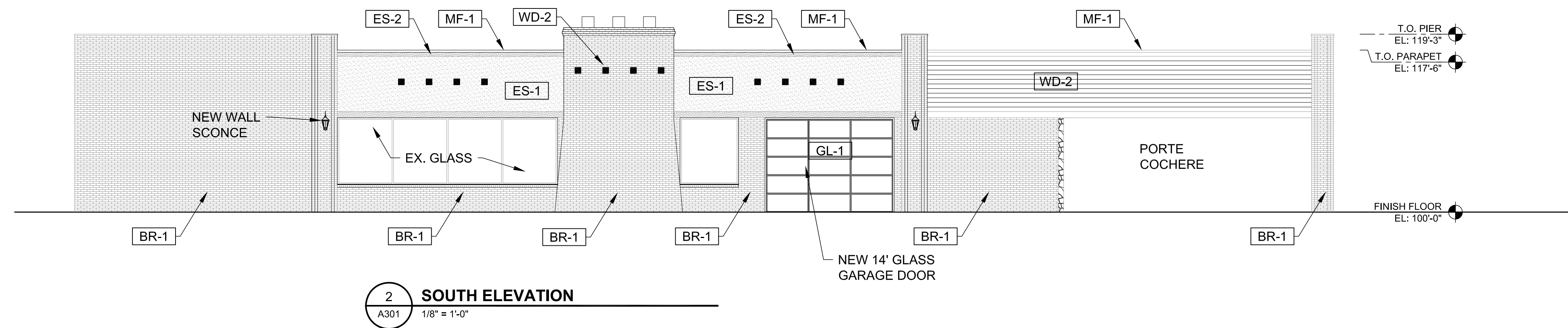
42185 KYLE DRIVE
CLINTON TOWNSHIP, MI 48038
PH: (586)854-3493
MOCONNOR@CONSULTANT.COM

CITY OF FRASER
JOHNNY BLACK'S PUBLIC HOUSE
SITE PLAN

NO.	DATE	SUBMITTAL	NO.	DATE	REVISION	PROJECT NO.: FR22-16	SCALE: 1"=30'	SHEET NO.
1	6/28/22	PRELIMINARY OWNER REVIEW				DRAWING NO.: FR22016SP		1
						DRAWN BY: J.E.	DATE: 6/28/22	
						CHECKED BY: M. O'CONNOR	DATE: 6/28/22	
						SECTION TOWN 1 NORTH RANGE 13 EAST		
						QTY/TOWN: FRASER MACOMB COUNTY, MI		

1. REFER TO A101 FOR GENERAL FLOOR PLAN NOTES.
2. CONTRACTOR TO INSPECT EXISTING EXTERIOR FACADES INCLUDING DOORS, FRAMES, WINDOWS, GUTTERS, DOWNSPOUTS, FASCIA, ETC. AND REPAIR OR REPLACE AS REQUIRED TO ENSURE PROPER FUNCTION. CONTRACTOR TO PRIME AND PAINT ALL APPLICABLE SURFACES.
3. CONTRACTOR SHALL BLOCK FILL ALL EXISTING CMU WALLS WHERE SPALLING HAS OCCURRED PRIOR TO PRIME AND PAINT.
4. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHT FIXTURES.
5. SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE PERMIT.

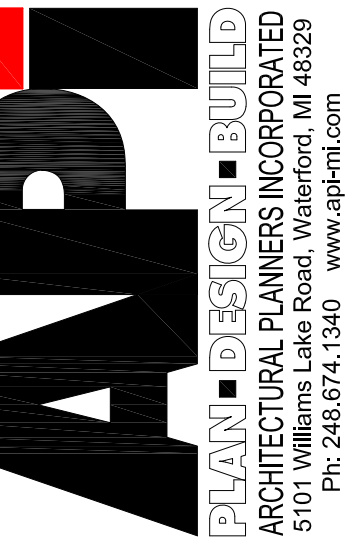
	BR-1 TYPE: EXISTING BRICK VENEER COLOR: VARIES NOTE: FINAL SELECTION BY OWNER
	WD-1 TYPE: WOOD SIDING MFR: BY OWNER COLOR: T.B.D. NOTE: FINAL SELECTION BY OWNER
	WD-2 TYPE: WOOD VIGA / PROTRUSION MFR: -- COLOR: -- NOTE: FINAL SELECTION BY OWNER
	ES-1 TYPE: EIFS SYSTEM MFR: -- COLOR: -- NOTE: FINAL SELECTION BY OWNER
	ES-2 TYPE: EIFS SYSTEM MFR: -- COLOR: -- NOTE: FINAL SELECTION BY OWNER
	MF-1 TYPE: METAL FASCIA MFR: PAC-CLAD COLOR: T.B.D. NOTE: FINAL SELECTION BY OWNER
	GL-1 TYPE: GLAZING, 1" INSULATED, LOW-E MFR: T.B.D. COLOR: T.B.D. NOTE: FINAL SELECTION BY OWNER
	ST-1 TYPE: EXISTING STONE VENEER COLOR: T.B.D. NOTE: FINAL SELECTION BY OWNER



NTS

[illegible]

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JUAN BLANCO'S RESTAURANT

34275 UTICA ROAD,
FRASER, MI 48026

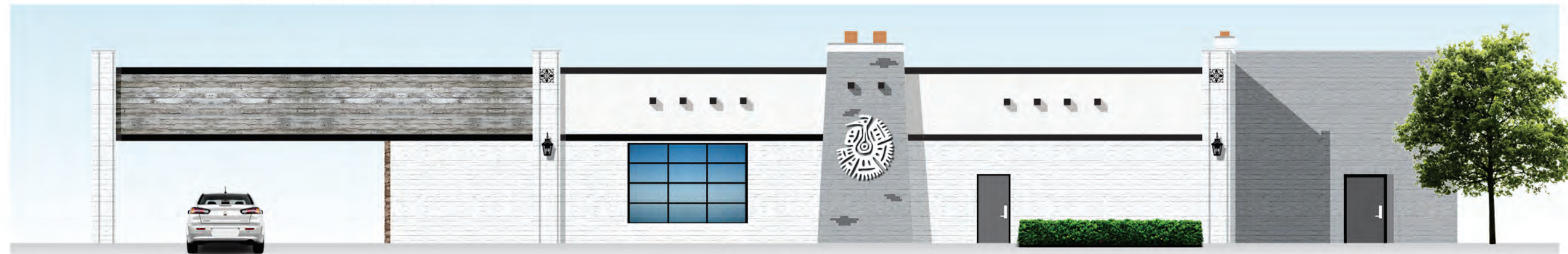
AWN BY:	KAL
CHECKED BY:	KAL
SCALE:	AS NOTED
DATE:	JBF 2022-01

EXTERIOR ELEVATIONS

A301



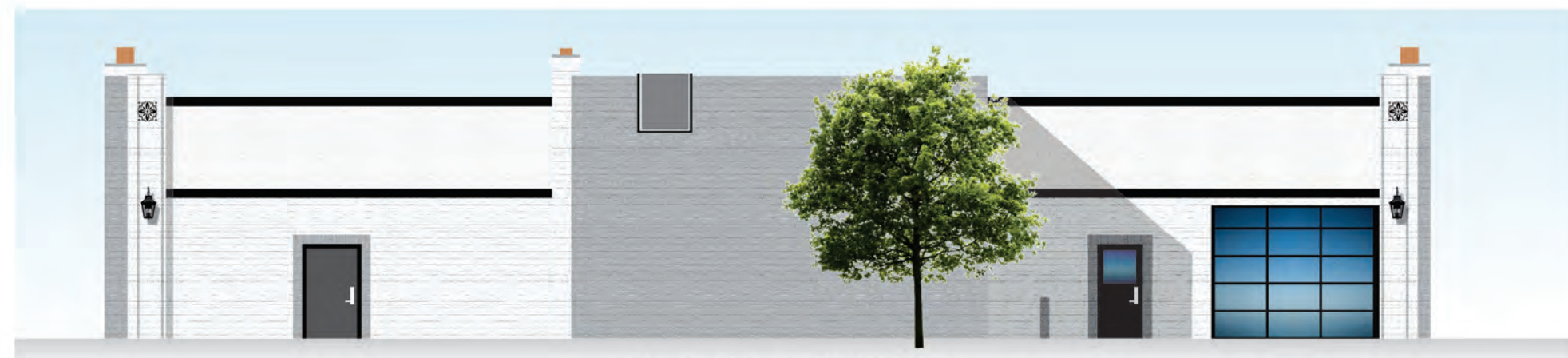
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Site Plan Review Summary

City of Fraser, Michigan

SP 22-06



SITE ADDRESS / LOCATION

34275 Utica Road

APPROVING BODY

Planning Commission

PUBLIC HEARING DATE

n/a

STAFF REPORT CONTACT INFORMATION

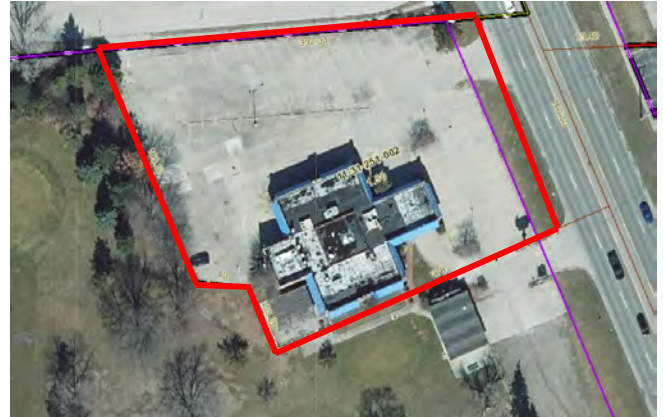
Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154
Planning Consultant – Paul Urbiel, AICP – (313) 888-9882

APPLICANT / PROPERTY OWNER

Deni Bozinovski, Property Owner

BRIEF SUMMARY OF REQUEST:

The applicant is proposing to redevelop the existing 7,808 SF restaurant building for use as a restaurant/bar, including the renovation and modification of the existing façade.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	CG, Commercial General / Vacant prior restaurant building	Other commercial sites zoned CG Commercial General, REC Recreational district	None proposed.	Total site area = 1.43 acres 160.5 ft. frontage on Utica Road

Compatibility with Zoning Ordinance

The intent of the CBD District is 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."

The proposed use of the property is permitted in CG.

Compatibility with Master Plan

The Master Plan designates the Future Land Use of this area as 'General Commercial' which is designated for higher intensity commercial uses. In these areas, the majority of the General Commercial structures include big box stores, shopping malls, restaurants, highly frequented community nodes, and retail centers. Appropriate uses in this category include Higher intensity commercial businesses, such as retail stores, personal services, small offices (including medical offices), restaurants (both sit-down and fast food with drive-thru), automobile-oriented businesses, and more.

The proposal is 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.

Review Against Zoning Standards



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

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

The site, located at 34275 Utica Road, is zoned CG (Commercial General District). The applicant, Deni Bozinovski, property owner, is proposing to re-use an existing 7,808 sf restaurant building with outdoor dining area into a new restaurant, including the renovation of the existing façade.

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

The proposed use is permitted in the CG district.

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

The minimum lot size in the CG district is at least 12,000 sf. The required front yard setback is 110ft building setback, and 70ft parking setback from the centerline of Utica Road. No side setback is required, and the rear yard setback required is that which allows for adequate parking provision.

The existing site meets dimensional standards for the CG district building setback. The existing setback for the parking is 60ft.

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

a. Parking

The site plan identifies 79 parking spaces as available to the site. We note that five of these spaces are on the Warfield Golf Course Property. We also note that there may be room for additional parking spaces to be striped at the rear of the building.

The minimum parking requirements are as follows:

Use	Requirement	Existing	Proposed	Proposed Compliance
Restaurants (excluding fast-food or carry-out establishments)	One (1) space for each one hundred (100) square feet of gross floor area or one (1) space for each two (2) persons allowed within maximum occupancy, as determined by the Fire Marshal or his official designate, whichever is greater.: 79 spaces required	7,808 SF 79 spaces	79 Spaces	Yes

To Be Addressed:

1. *The applicant should confirm that the adjacent parking area is available for restaurant use, and provide a shared parking agreement in recordable form to the satisfaction of the City Attorney. Alternatively, the site should be striped/designed to accommodate the entire parking demand on the property.*

b. Ingress / Egress

Access to the front parking lot is currently via curb cuts on the north and south of the site from Utica Road and one curb cut from the French Creek Drive on the north. No changes are proposed.

c. Circulation On- and Off-Site

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

d. Loading / Unloading

The Ordinance requires a 10x50 loading space to be located in the rear or side yard. A specific loading area is not designated on the plan, however there is currently a service door on the building on the western side of the rear façade and loading space exists adjacent to it.

3. Landscaping (Section 32-88)

The applicant does not propose any new landscaping to the site.

Ordinance requirements for frontage parking include one tree for every 30 feet of frontage. *(Street landscaping shall be required along any public right-of-way line of any street, road or highway equal in depth to the required front yard setback. One (1) tree shall be planted for each thirty (30) linear feet of the landscaping strip and shall be located within the required front yard setback.*

For this parcel's 160.5 feet of Utica Road frontage, six trees are required.

To Be Addressed:

2. *The applicant should submit a revised site plan for administrative review that includes six trees along Utica Road frontage within the front building setback per Ordinance Requirements.*

4. Signs (Section 32-85)

Conceptual signage locations and character are shown on the conceptual renderings and elevations, but no details about sizes were provided. **It appears that the total signage shown may exceed the total allowable sign area of 48 feet.** Signs will be reviewed administratively upon the receipt of a building permit application.

5. Architecture and Building (Section 32-131)

This proposal adds windows for natural lighting throughout the exterior. Two 23x10 windows on both sides of the entrance door on the east elevation, two 12ft glass paned garage doors to be added to the south and west elevation adjacent to the existing patio, and all existing windows are to remain.

Exterior brick and stone is proposed to be painted a neutral color throughout. The fascia panels are proposed to be clad in wood siding with metal coping, and Exterior Fiberglass Insulation System (EIFS) panels.

The applicant provided conceptual renderings to illustrate the intended character. The proposed renovation is reasonably attractive and represents an improvement to the appearance of the building and site.



6. Screening (32-82)

The zoning ordinance requires that screening be required “between any use district that abuts any other use district”. The site is bordered by properties also zoned CG and REC so no screening is required.

7. Lighting (Section 32-86)

The applicant does not propose additional lighting on the site, existing lighting will be used. New decorative wall sconces are indicated on the exterior elevations. Details of the fixture were not provided.

We do not anticipate any adverse effects from these lights. All lights must be shielded so as not to interfere with the vision of persons on adjacent roads or property, and no flashing, oscillating or intermittent lighting is permitted.

8. Reviewing Entities

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

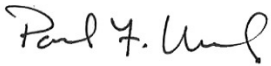
RECOMMENDATION

Given the analysis above, we recommend approval of the proposed site plan amendment with the following conditions:

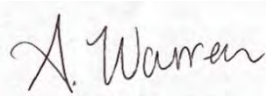
1. *The applicant should confirm that the adjacent parking area is available for restaurant use, and provide a shared parking agreement in recordable form to the satisfaction of the City Attorney. Alternatively, the site should be striped/designed to accommodate the entire parking demand on the property.*
2. *The applicant should submit a revised site plan for administrative review that includes six trees along Utica Road frontage within the front building setback per Ordinance Requirements.*

Respectfully,

McKENNA



Paul Urbiel
Senior Principal Planner



Alicia Warren
Assistant Planner

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

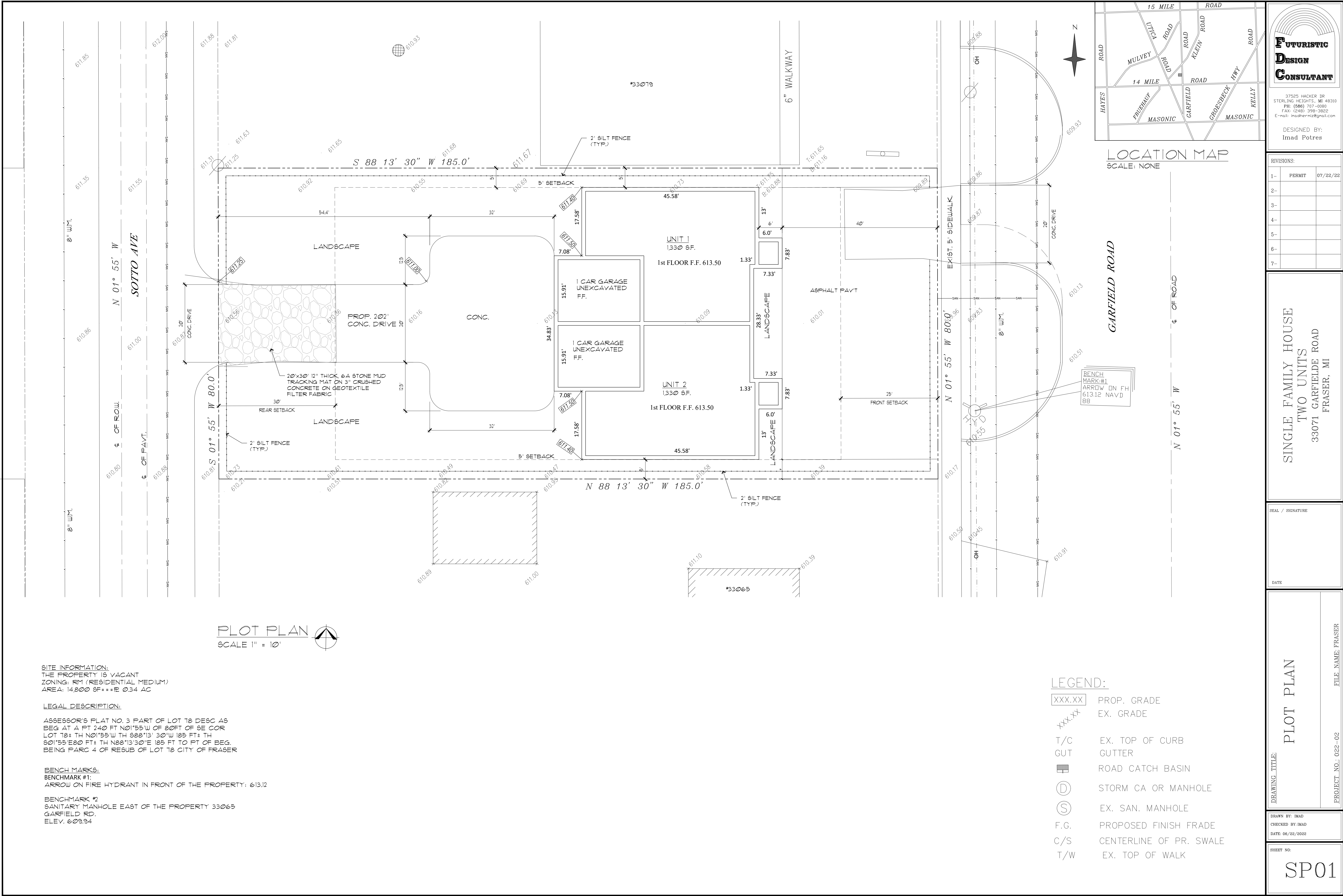
Deni Bozinovski, Applicant

7

**ii. RZ22-01: 33071 Garfield -
Rezoning Request**

Contents:

1. Site Plan Application Materials
2. Staff Memo



PLOT PLAN
SCALE 1" = 10'

SITE INFORMATION:
THE PROPERTY IS VACANT
ZONING: RM (RESIDENTIAL MEDIUM)
AREA: 14,800 SF ± ± 0.34 AC

LEGAL DESCRIPTION:

ASSESSOR'S PLAT NO. 3 PART OF LOT 18 DESC AS
BEG AT A PT 240 FT N01°55'W OF SE COR
LOT 18± TH N01°55'W TH 588'13' 30"W 185 FT± TH
S01°55'E 20 FT± TH N88°13'30"E 185 FT TO PT OF BEG.
BEING PARC 4 OF RESUB OF LOT 18 CITY OF FRASER

BENCHMARK #1:
ARROW ON FIRE HYDRANT IN FRONT OF THE PROPERTY: 613.12

BENCHMARK #2:
SANITARY MANHOLE EAST OF THE PROPERTY 33065
GARFIELD RD.
ELEV. 603.34

- LEGEND:
- XXX.XX PROP. GRADE
 - XXXXX EX. GRADE
 - T/C EX. TOP OF CURB
 - GUT GUTTER
 - ROAD CATCH BASIN
 - STORM CA OR MANHOLE
 - EX. SAN. MANHOLE
 - F.G. PROPOSED FINISH GRADE
 - C/S CENTERLINE OF PR. SWALE
 - T/W EX. TOP OF WALK

37525 HACKER DR
STERLING HEIGHTS, MI 48310
PH: (586) 707-0080
FAX: (248) 998-3822
E-mail: imadhermiz@gmail.com

DESIGNED BY:
Imad Potres

15 MILE ROAD

MULVEY ROAD

14 MILE ROAD

FRIEDMAN ROAD

MASONIC ROAD

GARFIELD ROAD

CROSBY HWY

MASONIC ROAD

KELLY ROAD

LOCATION MAP
SCALE: NONE

REVISIONS:		
1-	PERMIT	07/22/22
2-		
3-		
4-		
5-		
6-		
7-		

SINGLE FAMILY HOUSE
TWO UNITS
33071 GARFELDE ROAD
FRASER, MI

SEAL / SIGNATURE

DATE

DRAWING TITLE: PLOT PLAN

PROJECT NO.: 022-02

FILE NAME: FRASER

DRAWN BY: IMAD
CHECKED BY: IMAD
DATE: 06/22/2022

SHEET NO:
SP01



MCKENNA

September 26, 2022

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

**Subject: Review of Proposed Rezoning Review for 33071 Garfield St (11-31-479-010), #RZ22-01
CBD, Community Business District (Existing) to RM, Residential Medium Density Single-Family
(Proposed)**

Dear Commission Members:

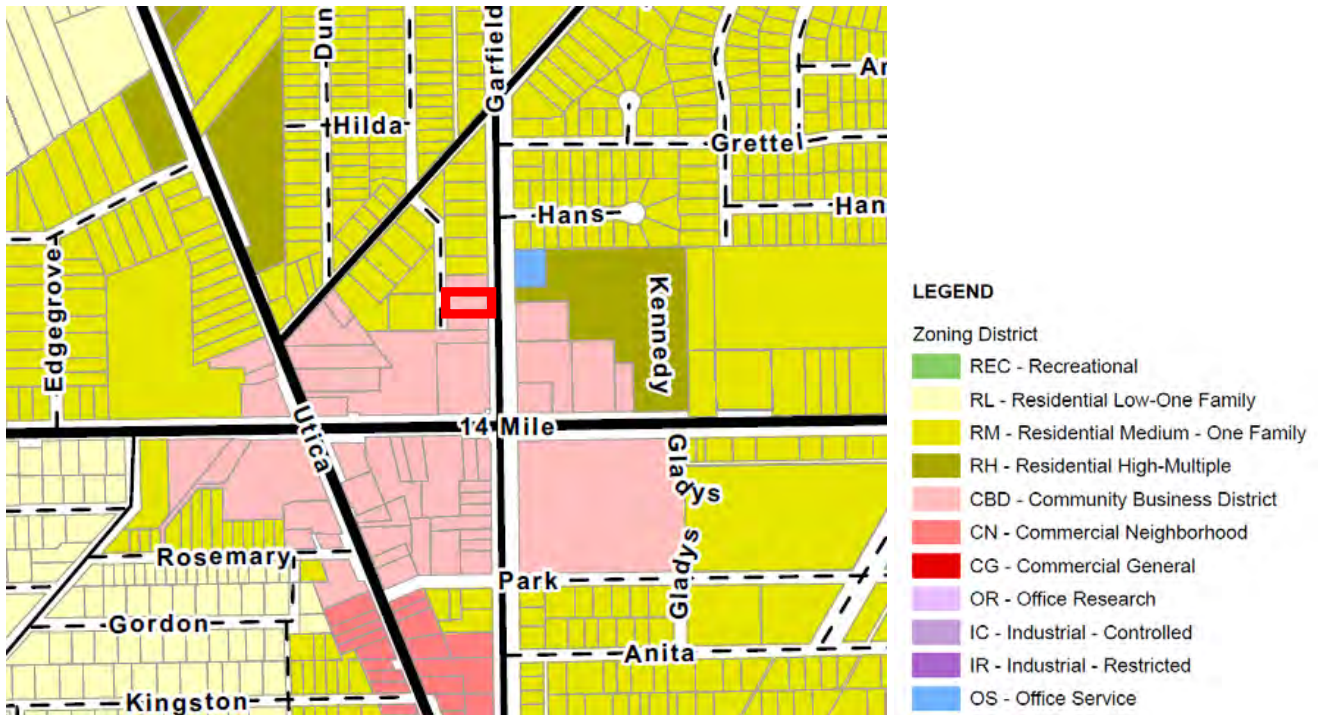
The City has received an application to rezone a initiated a rezoning of a 0.34-acre site at 33071 Garfield Street. Currently, land is vacant. Our understanding is that it was previously in residential use. The subject site's current zoning designation is CBD, Community Business District. The proposed zoning designation is RM, Residential Medium Density Single-Family.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
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MCKA.COM

Communities for real life.

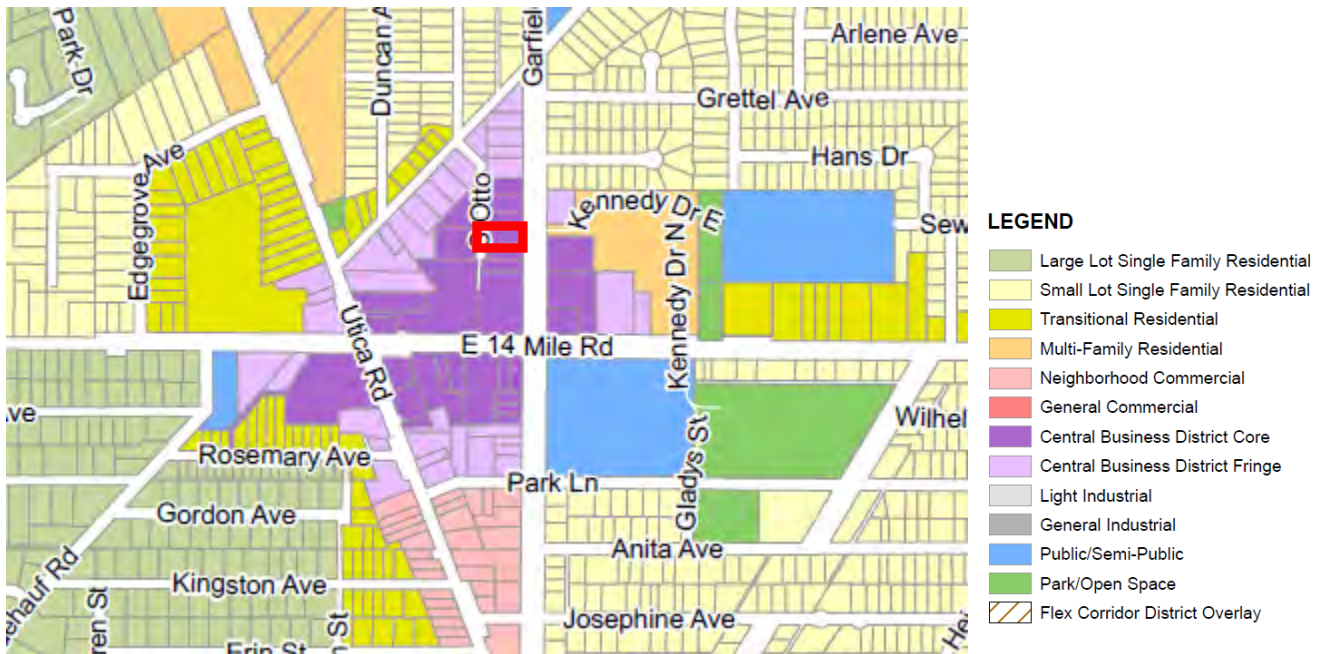


Above – Zoning Map

The applicant is seeking this rezoning to facilitate the construction of a duplex on the property, which is not permitted in CBD, but may be allowable via special land use in RM.

Below is a table showing the existing land use, current zoning designations, and future land use designations of the parcels surrounding 33071 Garfield.

LOCATION	EXISTING LAND USE	CURRENT ZONING	FUTURE LAND USE DESIGNATION
Subject Site	Vacant Land	CBD, Community Business District	CBD Core
North	Commercial Retail	CBD, Community Business District	CBD Core
South	Single-Family Residential	CBD, Community Business District	CBD Core
East	Commercial Retail, Multi-Family Residential	CBD, Community Business District / RH, Residential High / MF	CBD Core / Multi-Family Residential
West	Vacant Land	RM, Residential Medium Density	CBD Core



Above – 2021 Master Plan Future Land Use Map

The following review contains our comments on the proposed rezoning per the Fraser Zoning Ordinance, Master Plan, and sound planning and zoning principles. In reviewing a rezoning request, the following questions shall be considered:

1. Can the property in question be reasonably developed as currently zoned?

The property in question could possibly be developed as currently zoned. The CBD designation is intended to produce convenience goods and services, developed in a pedestrian-friendly manner. The lot directly north of this lot is identical in size and very similar in all aspects to the subject parcel, and is developed as the CBD designation intended. However, it is reasonable to consider that market demands for commercial space are different than when the property was zoned, and contemporary commercial development requires larger footprints to create competitive space. It is also reasonable to conclude that it would be difficult in today's market to recreate the commercial property to the north.

2. Is the proposed rezoning consistent with or contrary to the Master Plan?

The current Master Plan designates the future land use of this property and the surrounding properties 'CBD Core', a designation *designed to encompass mixed uses to promote live/work/play elements in the City of Fraser. In mixed use areas, developments can include first-floor restaurants, offices, and businesses with upper floor dwelling units or businesses. The goal of this future land use category is to encourage walkability, livability, and economic growth in the CBD with a downtown-like feel.*

By future land use designation, and because there is no commercial component to the proposed use of the property or RM zoning as it stands, this proposal is not consistent with the Master Plan. It should be noted



that the 'CBD Fringe' future land use designation, applied proximately to this property DOES contemplate duplexes and townshouses.

It should be also noted that the City's Master Plan policies seek to diversify housing in Fraser, including the construction of duplexes and townhouses, to create a more livable community for residents of all ages and to facilitate the redevelopment of vacant or obsolete storefronts or homes, or retrofitting of underutilized areas.

3. Is the current zoning designation consistent with or contrary to the Master Plan?

The current zoning designation is somewhat consistent with the Master Plan – as noted above, the Master Plan contemplates residential in the 'CBD Core', but in a mixed-use format. The requirement for commercial development is consistent with the Master Plan.

4. Are the current and proposed zoning designations consistent and compatible with the surrounding zoning designations?

The current zoning designation is compatible with the surrounding zoning designations, as the property immediately to the north and south are also zoned CBD.

The land to the west of this strip is zoned RM, so the proposed designation is not completely inconsistent with the surrounding properties. We note though that the result of this rezoning would 'orphan the parcel immediately to the North, which will continue to be zoned CBD.

5. What are the land use patterns and characteristics of the surrounding area?

To the immediate south is a residential use, which separates this parcel from the Fourteen Mile commercial corridor. The remainder of the surrounding land is a mixture of residential and commercial uses. Please refer to the context table on page two for detailed information.

6. What is the current availability and adequacy of existing utilities?

As the subject site has previously been used in a manner consistent with the proposed zoning designation, we assume that the existing utilities are adequate for the redevelopment as planned.

7. What will be the impact on the surrounding infrastructure if the land is developed under the requested zoning designation, and under the current designation?

Developing the parcel under the current zoning designation (i.e., for a commercial use) would theoretically cause a more significant demand on surrounding infrastructure than the development as contemplated by the proposal. A redevelopment of the site would require site plan approval for the proposed duplex, which would include an impact review on the surrounding infrastructure.

8. The Planning Commission must consider every permitted use under the requested rezoning designation as well as their potential impact on the surrounding property and community.

The permitted uses under the requested rezoning designation are described below. The proposed rezoning represents a less intense use of the land (which is not necessarily a positive, given the desired future state as walkable, mixed-use neighborhood). However, the land as proposed does not represent a significant conflict with the surrounding property.



Zoning District	Permitted Uses	Special Land Uses
CBD (Existing)	Any one or more of the permitted uses of the CN district, Permitted uses in the O-S district All retail business, service or processing, eating and drinking places (excluding fast-food restaurants). Personal services Theaters, assembly halls, concert halls or similar places of assembly, when conducted completely within enclosed buildings. Museums and art galleries. Membership organizations. Accessory structures and uses customarily incidental to the above permitted uses. Also, coin-operated service machine operations (scales, shoe-shine, lockers and blood pressure) shall be considered accessory uses. Temporary buildings Prohibited uses include businesses dealing in pornography; businesses of a primarily drive-thru or drive-in nature; and outdoor businesses or uses.	Amusement device centers. CG district permitted uses developed in harmony with the city's CBD plan. No more than twenty (20) percent of all uses may be from the CG category. (The percentage shall be measured of gross floor area of the district area.) Carry-out restaurants, when designed as an incidental part of a restaurant business Gasoline self-service stations (only on sites where a gasoline service station has existed as a lawful nonconforming use) Outdoor retail sales of plant material not grown on the site, lawn furniture, playground equipment and garden supplies, when the outdoor sales operation is clearly secondary to retail sales taking place within a building. Planned unit development. Public utility buildings without storage
RM-1 (Proposed)	City Buildings and Uses Gardening Existing Cemeteries Home Occupations One-Family Dwelling Accessory Buildings	Cemeteries without crematoriums Churches Day Care Centers Funeral Homes Schools Group Day Care Nurseries and Greenhouses Planned Unit Development Private Clubs



Zoning District	Permitted Uses	Special Land Uses
		Private Non-commercial recreation Public Buildings and Recreation Public Utility Buildings Transitional Uses 24-Hour Operations Two-Family Dwellings

9. Does the current zoning reasonably advance a legitimate governmental interest, that being the protection of the health, safety, and welfare of the general public?

It could be argued that both the current and the proposed zoning advance a legitimate governmental interest. The current zoning seeks to create a walkable commercial district, the proposed zoning could potentially provide housing diversity and contribute to a livable community.

10. Is there an identifiable public economic need for this rezoning?

The applicant has identified the lot as being difficult to redevelop under the current zoning. We are sympathetic to this argument, and presume that development to modern commercial standards may require the acquisition of additional property. We also believe the applicant should provide context regarding this contention for the Planning Commission's consideration.



RECOMMENDATION

Based on the above review, we recommend that the Planning Commission consider the merits of this proposal and discuss the application with the applicant at the October Planning Commission meeting. If, after that consideration, the Commission is comfortable in doing so, we recommend that the Commission set a public hearing for the November meeting to consider public comment for this rezoning.

We look forward to reviewing these findings and recommendations with you. In the meantime, if you have any questions, please feel free to contact us.

Respectfully,

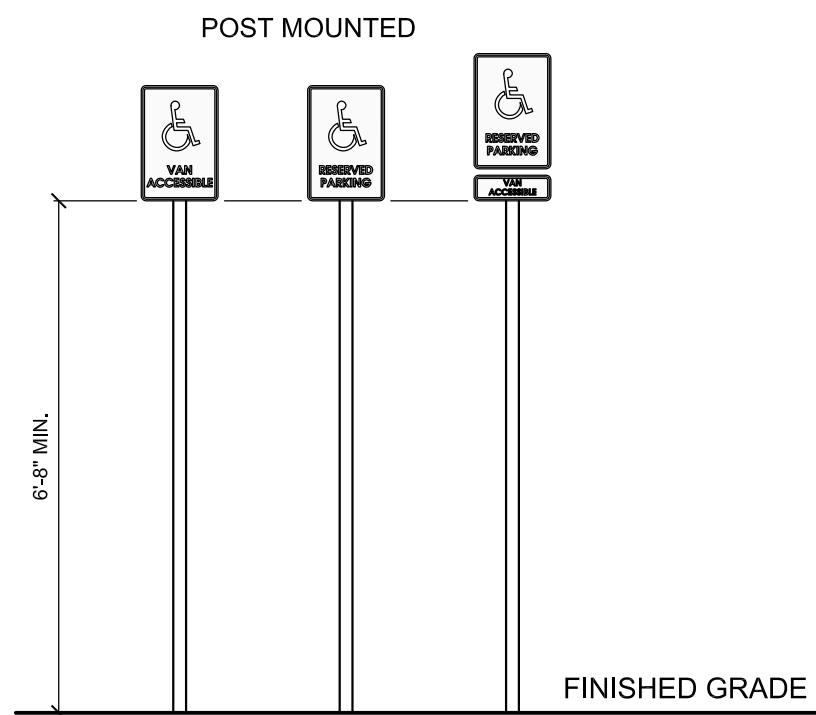
Paul Urbiel, AICP

CC: City Manager; City Clerk; City Attorneys; Building Department

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

Contents:

1. Site Plan Application Materials
2. Staff Memo

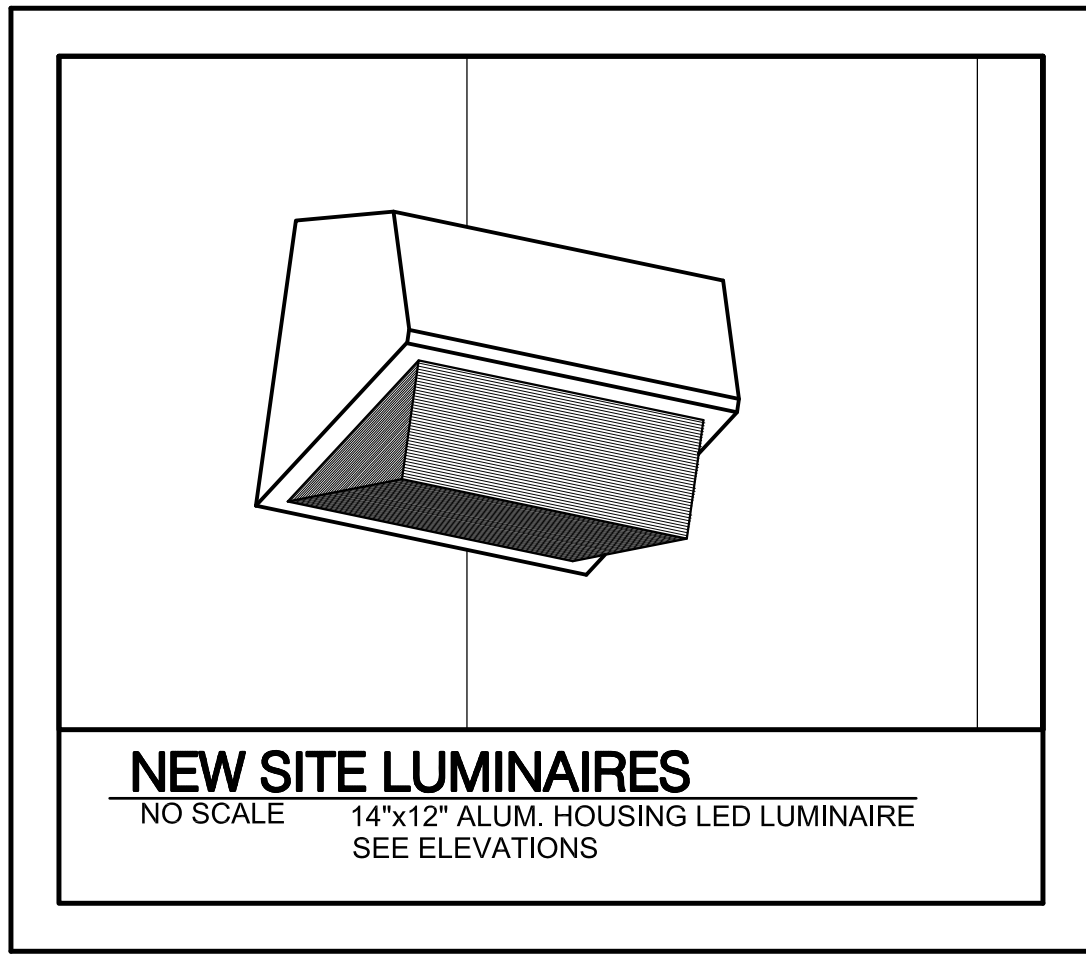


EACH ACCESSIBLE PARKING SPACE IS REQUIRED TO HAVE A SIGN. (12"x18" MIN.) THE SIGN SHALL BE CENTERED IN THE PARKING SPACE.

VAN ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED "VAN ACCESSIBLE" ON THE FACE OF THE SIGN OR SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE REQUIRED SIGN.

ACCESSIBLE PARKING SIGNAGE

NO SCALE



GENERAL SITE NOTES

- SITE INFORMATION TAKEN FROM AN OWNER PROVIDED SITE PLANS BY:
NOWAK & FRAUS
46777 WOODWARD
PONTIAC, MICHIGAN 48342
PHONE: 248-399-7931
JOB NO. C190-04
- ZONED INDUSTRIAL CONTROLLED DISTRICT 1C (INDUSTRIAL-CONTROLLED)
- ALL SIGHT LIGHTING WILL BE DIRECTED DOWNWARD AND SHIELDED FROM ADJACENT PROPERTIES.
- ALL DRIVES TO BE POSTED FIRE LANES.
- SIGNS FOR BARRIER FREE PARKING SHALL BE PROVIDED (MINIMUM 6'-8" ABOVE FINISH GRADE)
- NO OUTDOOR STORAGE IS INTENDED AS PART OF THIS SITE PLAN PROPOSAL.
- NO PROPANE TANK IS TO BE LOCATED ON SITE.
- ROOFTOP MECHANICAL EQUIPMENT WILL BE SET BACK AS FAR AS POSSIBLE SO AS TO BE SCREENED FROM VIEW BY BUILDING PARAPET WALL.

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.

Notes*

The Site Plan shall contain a signed certified statement by the owner of the property indicating compliance with all performance standards.

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

BUILDING USE: FOOD PROCESSING, COLD STORAGE, SHIPPING & RECEIVING (FAIRWAY PACKING COMPANY)

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.

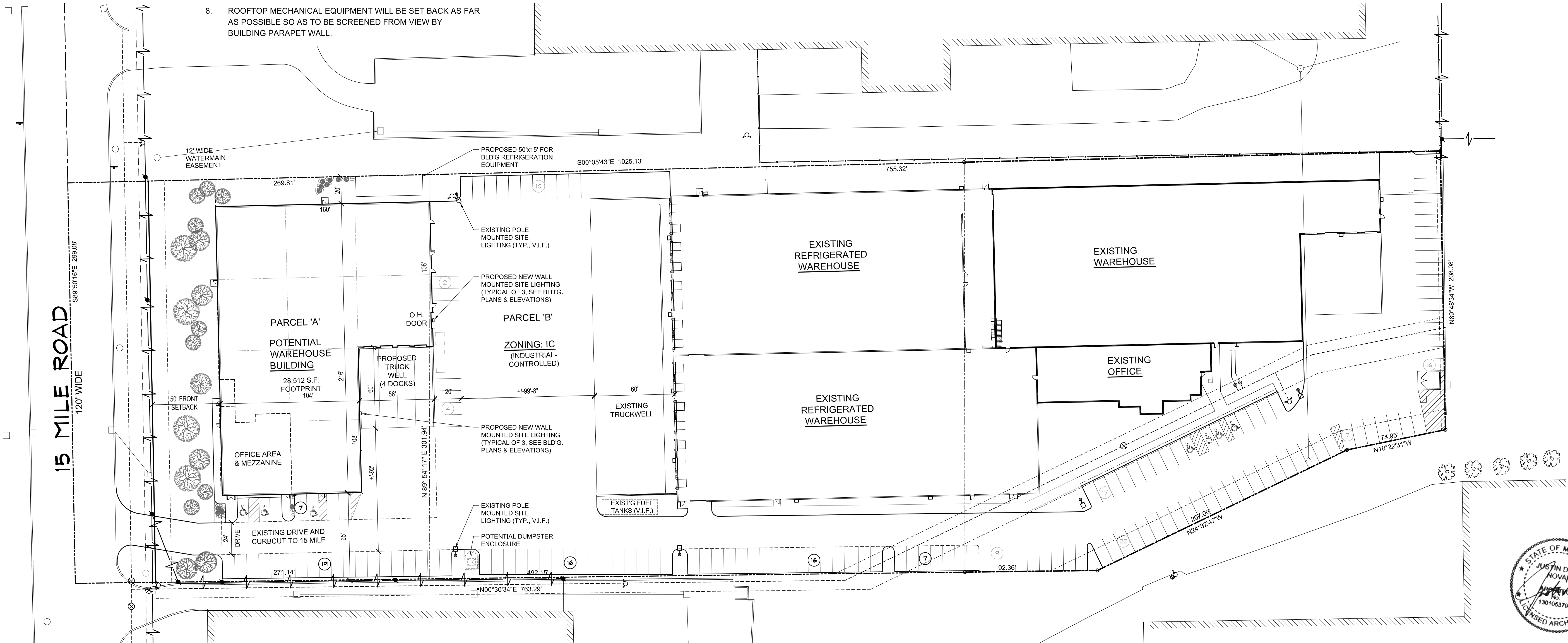
TOTAL BUILDING FLOOR AREA: 31,489 S.F.

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)

EMPLOYEE PARKING REQUIREMENTS (ACTUAL)

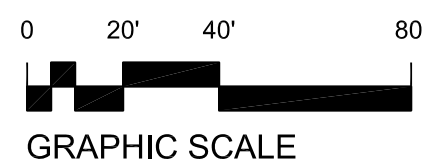
NOTE: TOTAL PARKING REQUIRED (BY EMPLOYEE COUNT) FOR BOTH CARMELA (EXISTING BUILDING) AND FAIRWAY PACKING (PROPOSED NEW BUILDING) IS FOR 75 EMPLOYEES DURING LARGEST SHIFTS



ARCHITECTURAL SITE PLAN

SCALE: 1"=40'-0"

* LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT INDICATIVE OF ACTUAL PROPOSED (SEE LANDSCAPE PLANS BY OTHERS)



NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: FAIRWAY PACKING
FIFTEEN MILE ROAD
FRASER, MICHIGAN

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

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CHECKED BY:
JOB NO: 17-8946
SHEET NUMBER:

A-101

smith + schurman associates, inc.
architects ■ planners ■ interior designers

P.O. Box 1407, Southfield, MI 48035
Telephone: 248-227-5660

- 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.



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PO Box 1407, Southgate, MI 48195
Telephone: 248-227-9660

ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: FAIRWAY PACKING
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
REVISED	09-09-22

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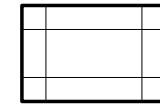
DRAWN BY:	JDN
CHECKED BY:	
JOB NO:	17-8946
SHEET NUMBER:	A-201



1ST FLOOR PLAN

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

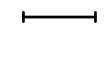
 HIGH-BAY FLUORESCENT LUMINAIRE.
LITHONIA I-BEAM (IBZ-632) OR APPROVED
EQUAL (SUSPENDED FROM OPEN ROOF
STRUCTURE)



HIGH-BAY FLUORESCENT LUMINAIRE.
LITHONIA I-BEAM (IBZ-632) OR APPROVED
EQUAL (SUSPENDED FROM OPEN ROOF
STRUCTURE)



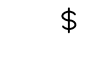
2'-0"x4'-0" LAY-IN LED LUMINARE



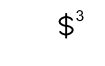
LINEAR LED LUMINAIRE (CEILING MOUNTED IN STAIRWELL, CHAIN HUNG/SUSPENDED FROM STRUCTURE IN SHOP AREAS)



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%

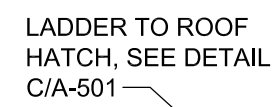


EXIT LIGHT W/ 90 MINUTE BATTERY BACK-UP



EMERGENCY LIGHT W/ 90 MINUTE
BATTERY BACK-UP

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



OPEN TO
STRUCTURE
ABOVE

OPEN TO
STRUCTU
ABOVE

OPEN TO
MEZZANINE
ABOVE



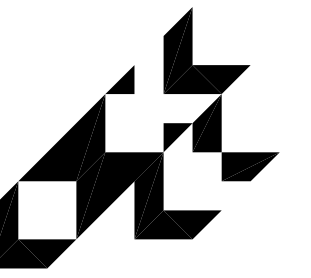
MEZZANINE
SCALE: 3/32"=1'-0"



MAIN FLOOR CEILING PLAN



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REFLECTED CEILING PLANS

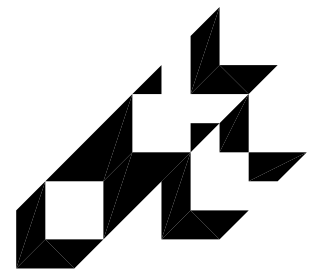
ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: FAIRWAY PACKING
FIFTEEN MILE ROAD
FRASER, MICHIGAN

ISSUE	DATE
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BUILDING ELEVATIONS

ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: FAIRWAY PACKING
FIFTEEN MILE ROAD
FRASER, MICHIGAN

ISSUE	DATE
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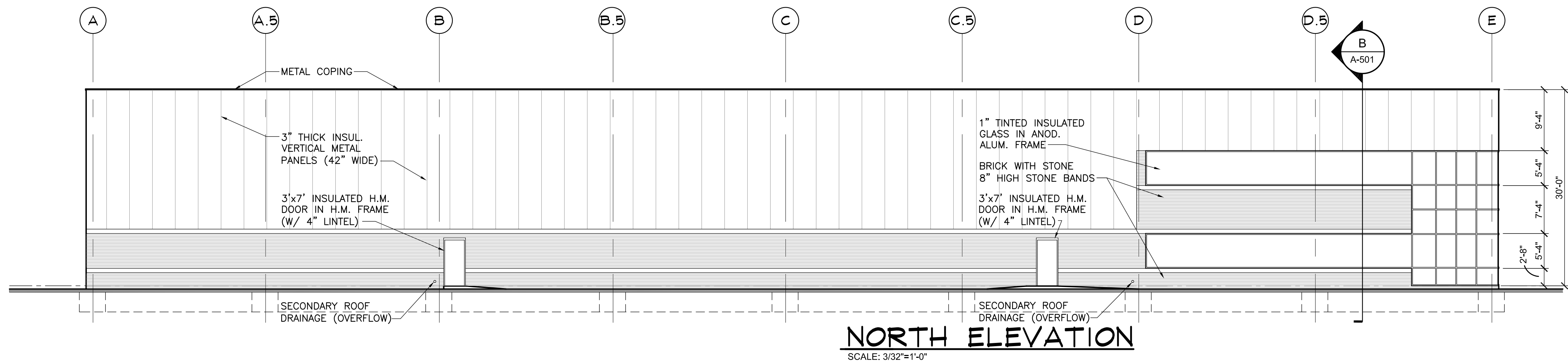
JOB NO: 17-8946

SHEET NUMBER:

A-401

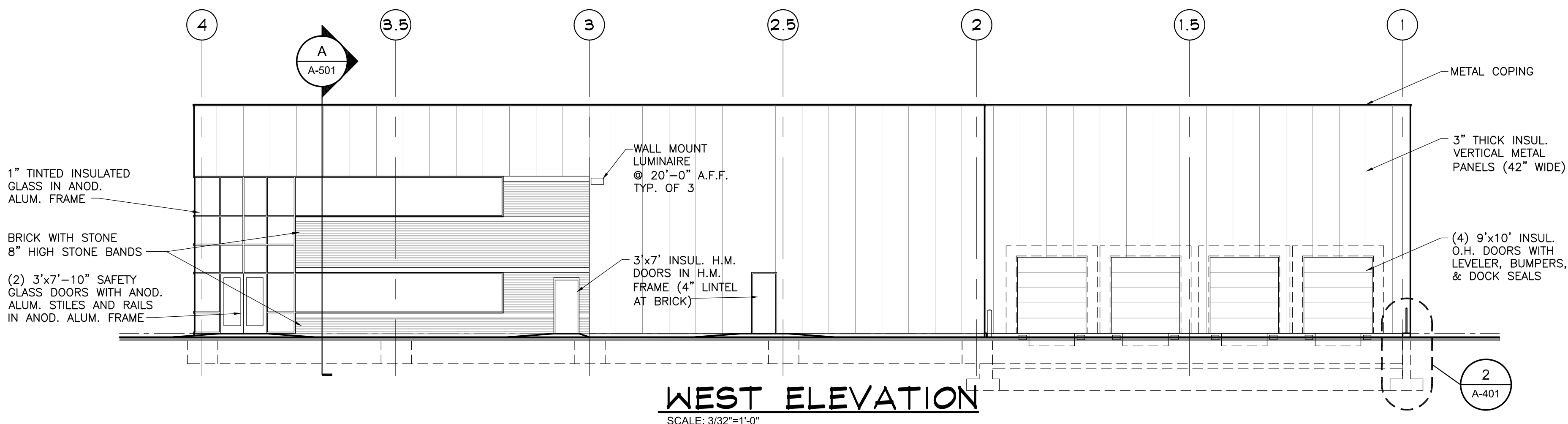


NOT FOR CONSTRUCTION



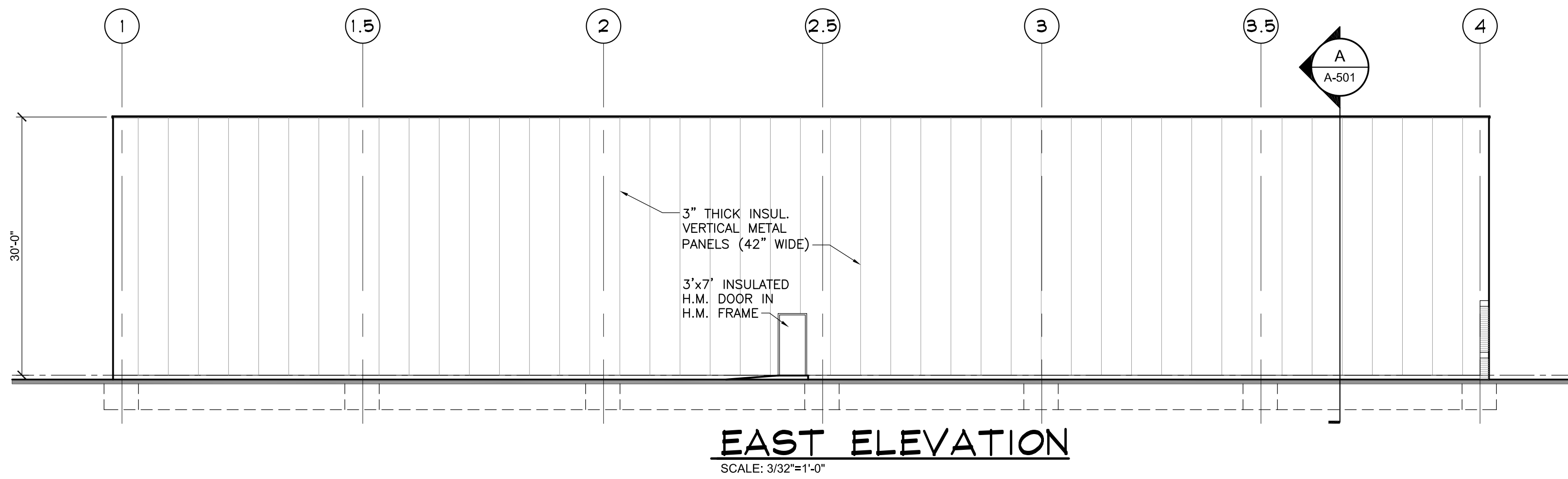
NORTH ELEVATION

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



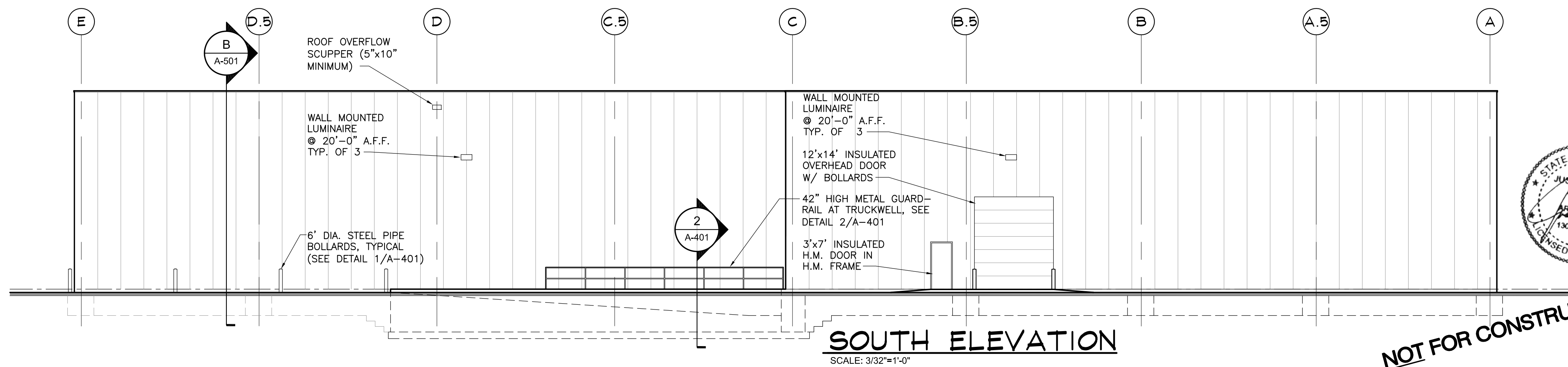
WEST ELEVATION

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



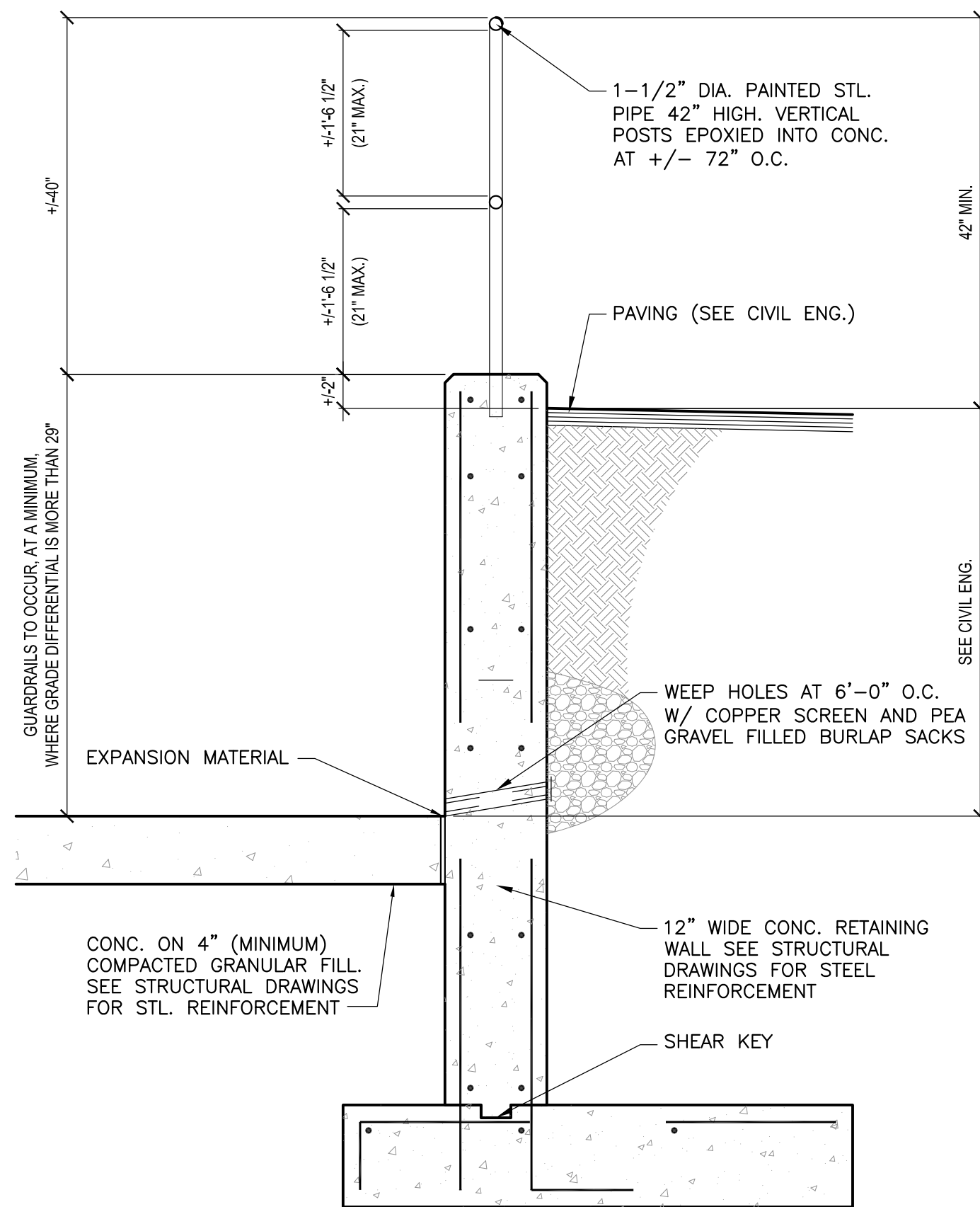
EAST ELEVATION

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



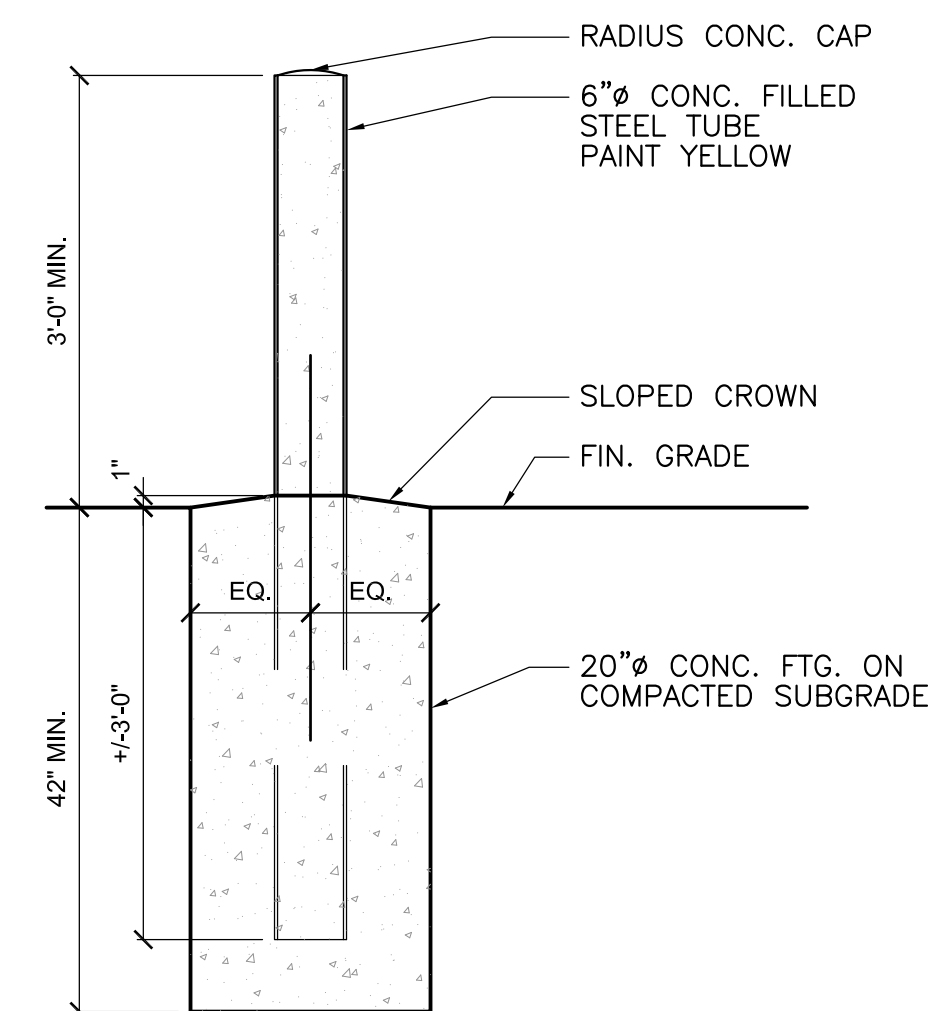
SOUTH ELEVATION

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



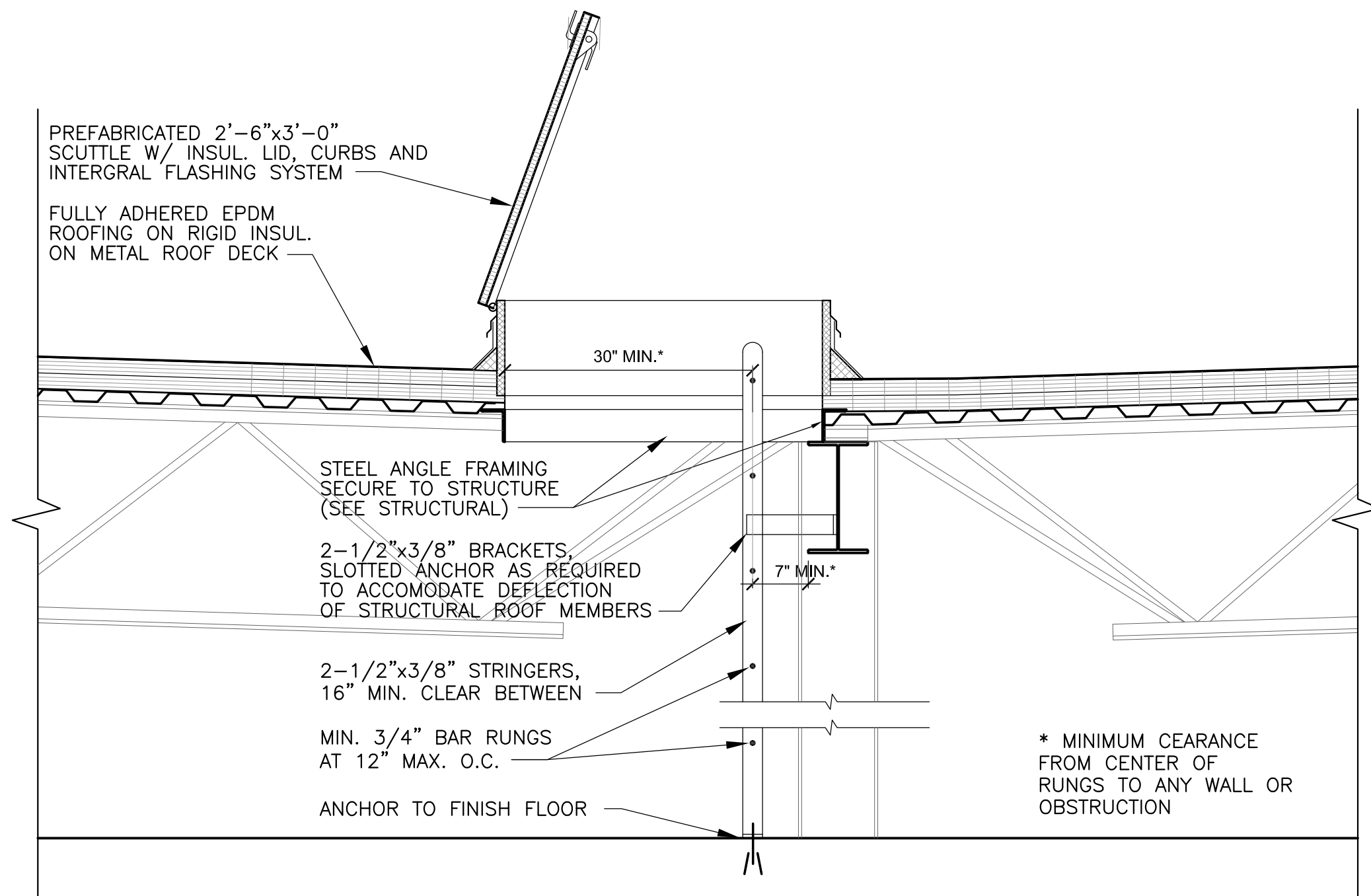
2 TRUCKWELL GUARDRAIL

A-401 SCALE: 3/4"=1'-0"

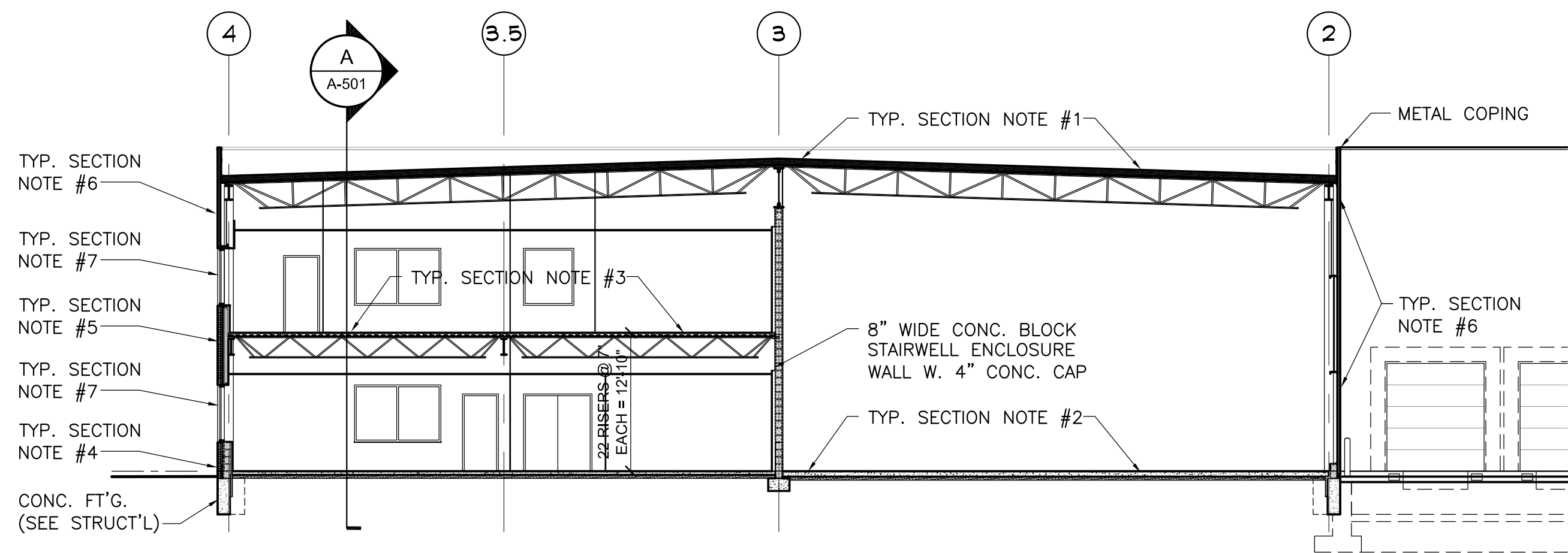


1 BOLLARDS

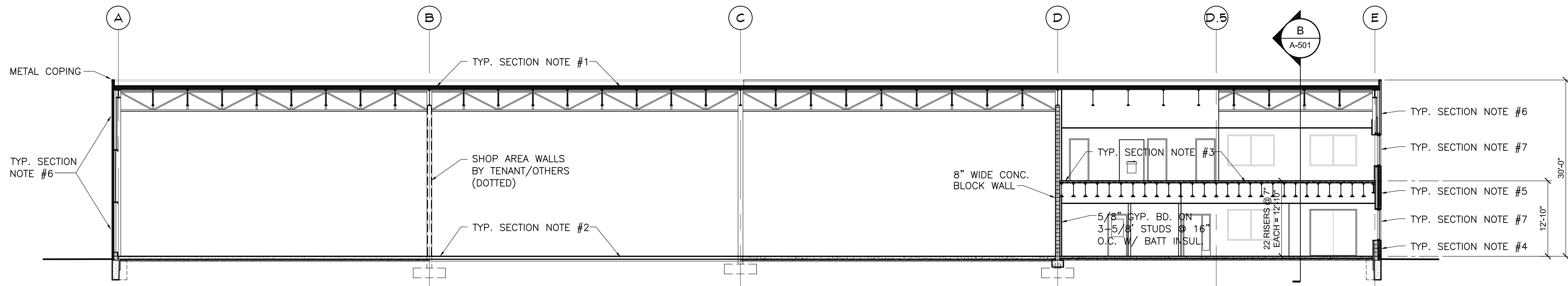
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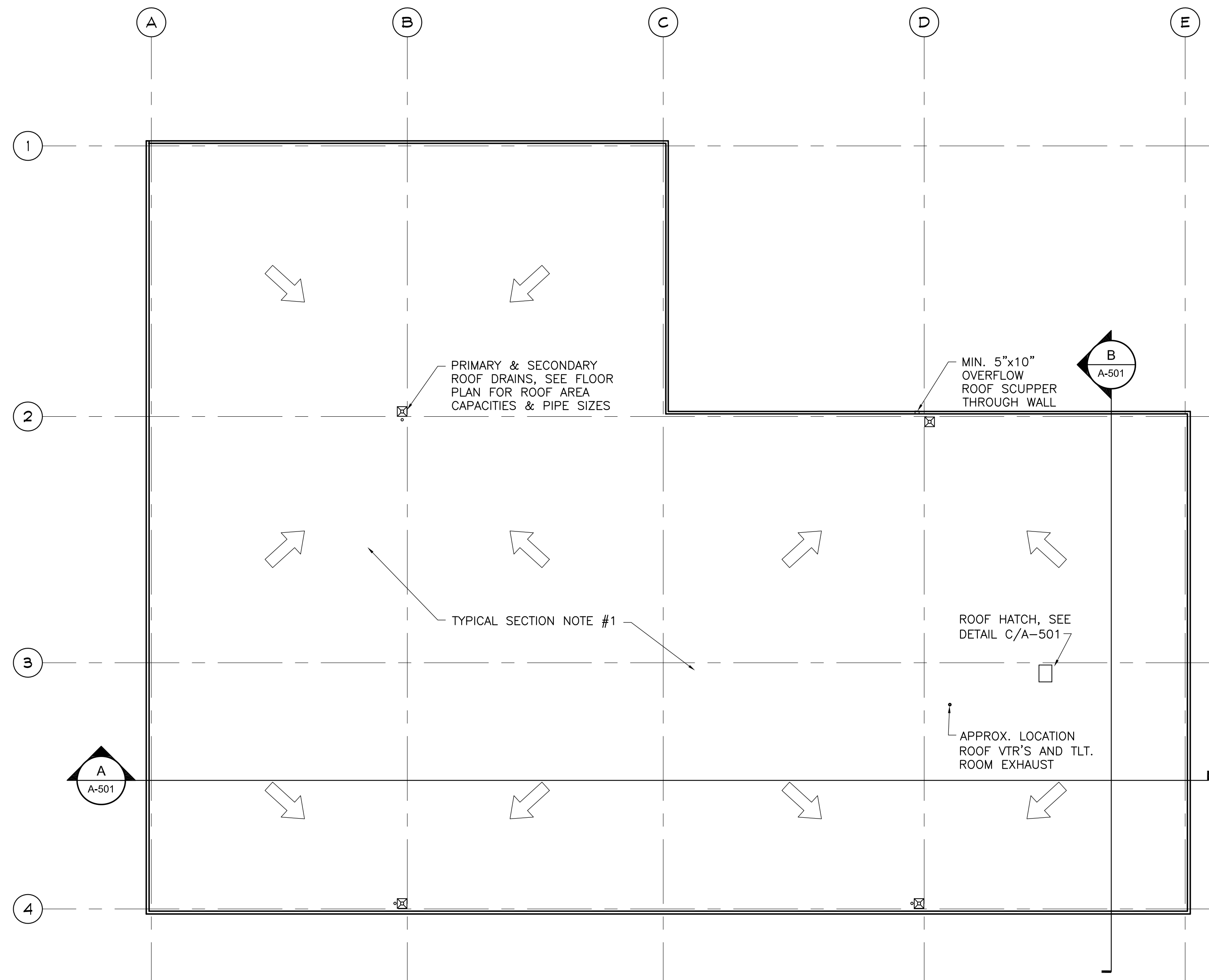
C ROOF HATCH SECTION
A-501 SCALE: 3/4"=1'-0"



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



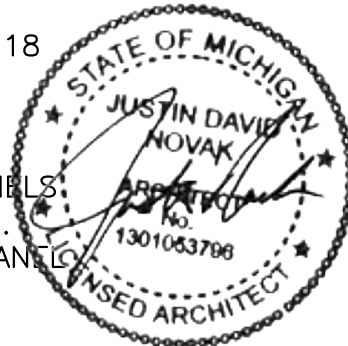
A BUILDING SECTION
A-501 SCALE: 3/32"=1'-0"



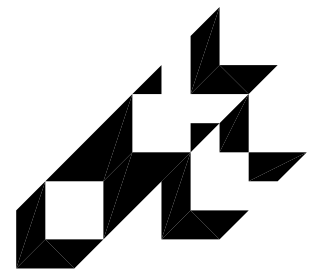
ROOF PLAN
SCALE: 1/16"=1'-0"

TYPICAL SECTION NOTES

- FULLY ADHERED EPDM ROOFING ON 6" THICK RIGID INSULATION ON METAL ROOF DECK (SLOPE 1/4" PER FOOT MIN. DOWN TO DRAINS AS INDICATED BY ARROWS). AFFIX 3/4" FRT PLYWOOD TO BACKSIDE OF METAL SIDING PANELS AT PARAPETS, RUN EPDM OVER PLYWOOD AND SECURE UNDER METAL COPING.
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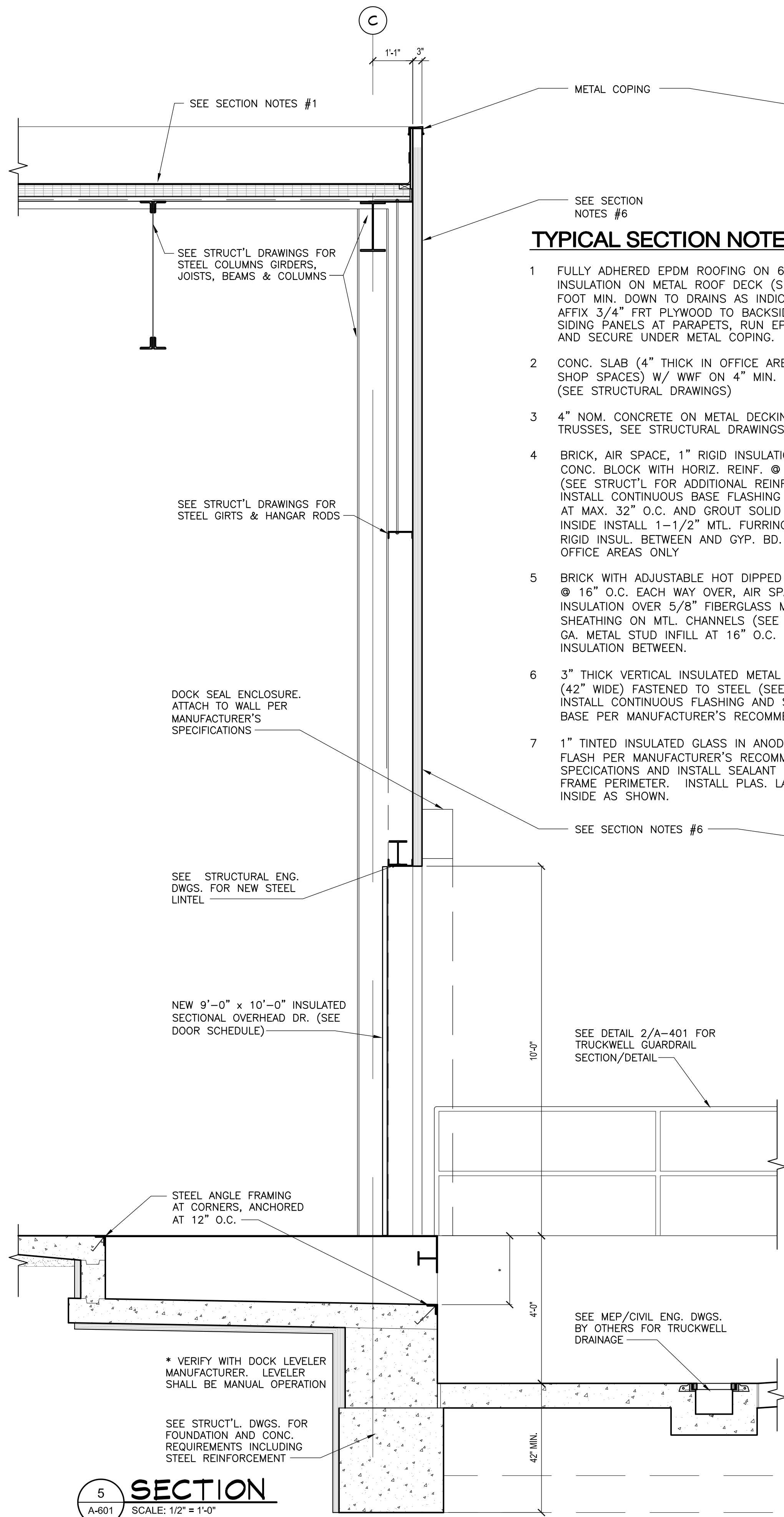
BUILDING SECTIONS & ROOF PLAN

ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: FAIRWAY PACKING
FIFTEEN MILE ROAD
FRASER, MICHIGAN

ISSUE	DATE
SCHEMATIC	02-23-22
REVISED	03-05-22
REVISED	05-20-22
REVISED	07-27-22
REVISED	08-08-22
REVISED	09-09-22

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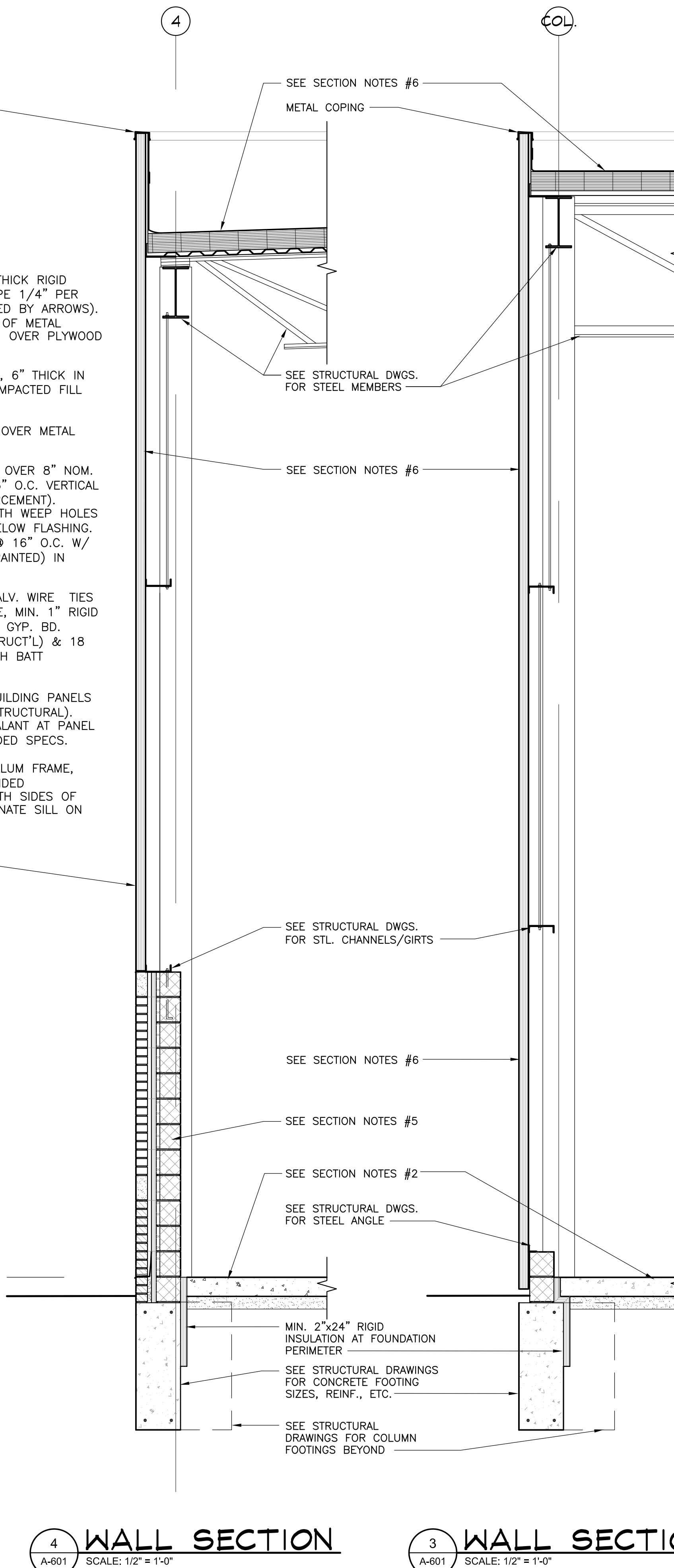
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CHECKED BY:
JOB NO: 17-8946
SHEET NUMBER:
A-501



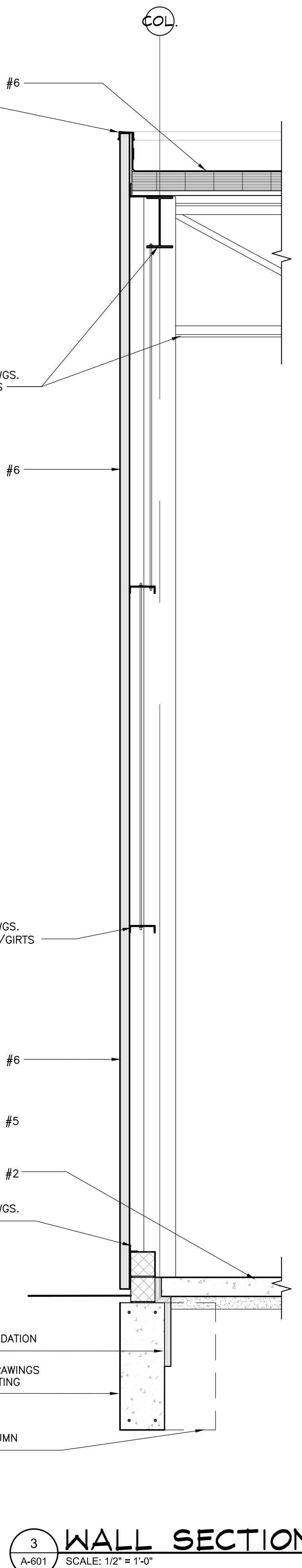
5 SECTION
SCALE: 1/2" = 1'-0"

TYPICAL SECTION NOTES

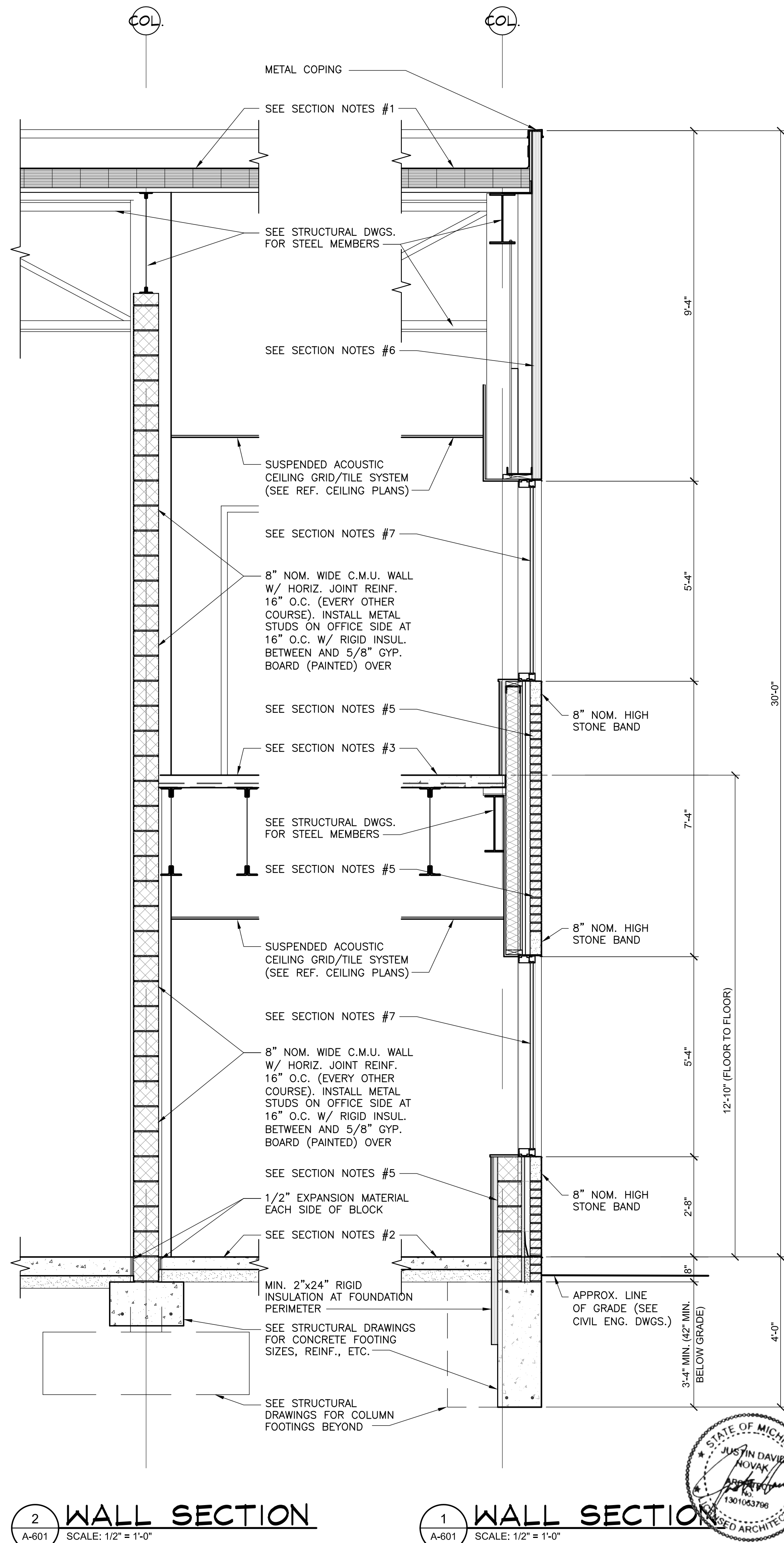
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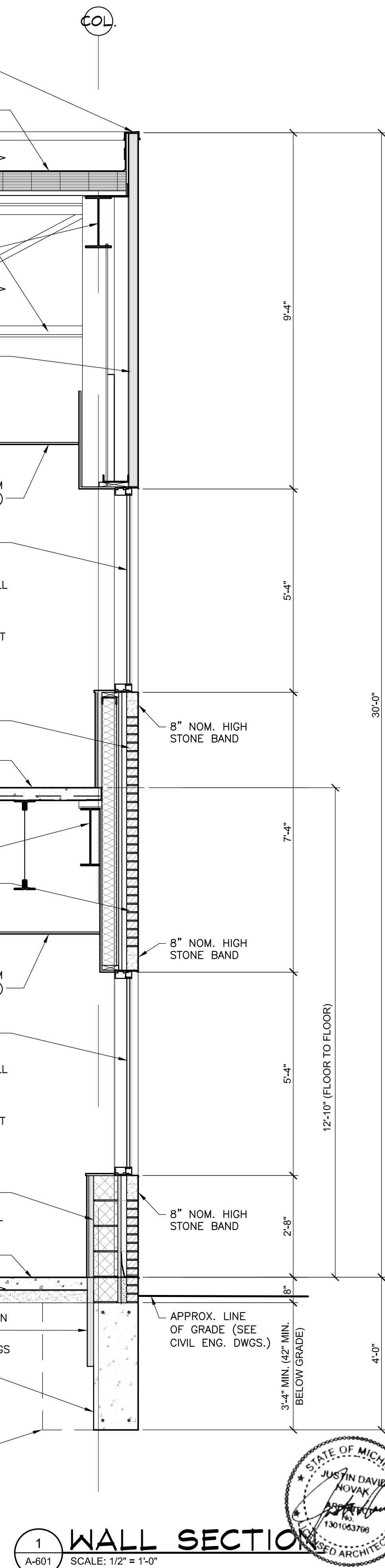
4 WALL SECTION
SCALE: 1/2" = 1'-0"



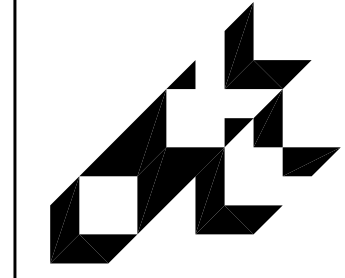
3 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



1 WALL SECTION
SCALE: 1/2" = 1'-0"



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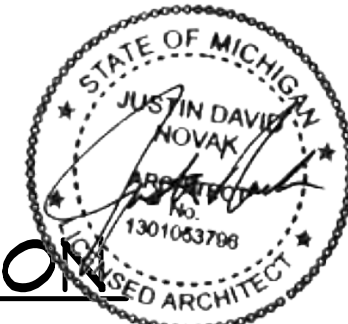
WALL SECTIONS

ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: FAIRWAY PACKING
FIFTEEN MILE ROAD
FRASER, MICHIGAN

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

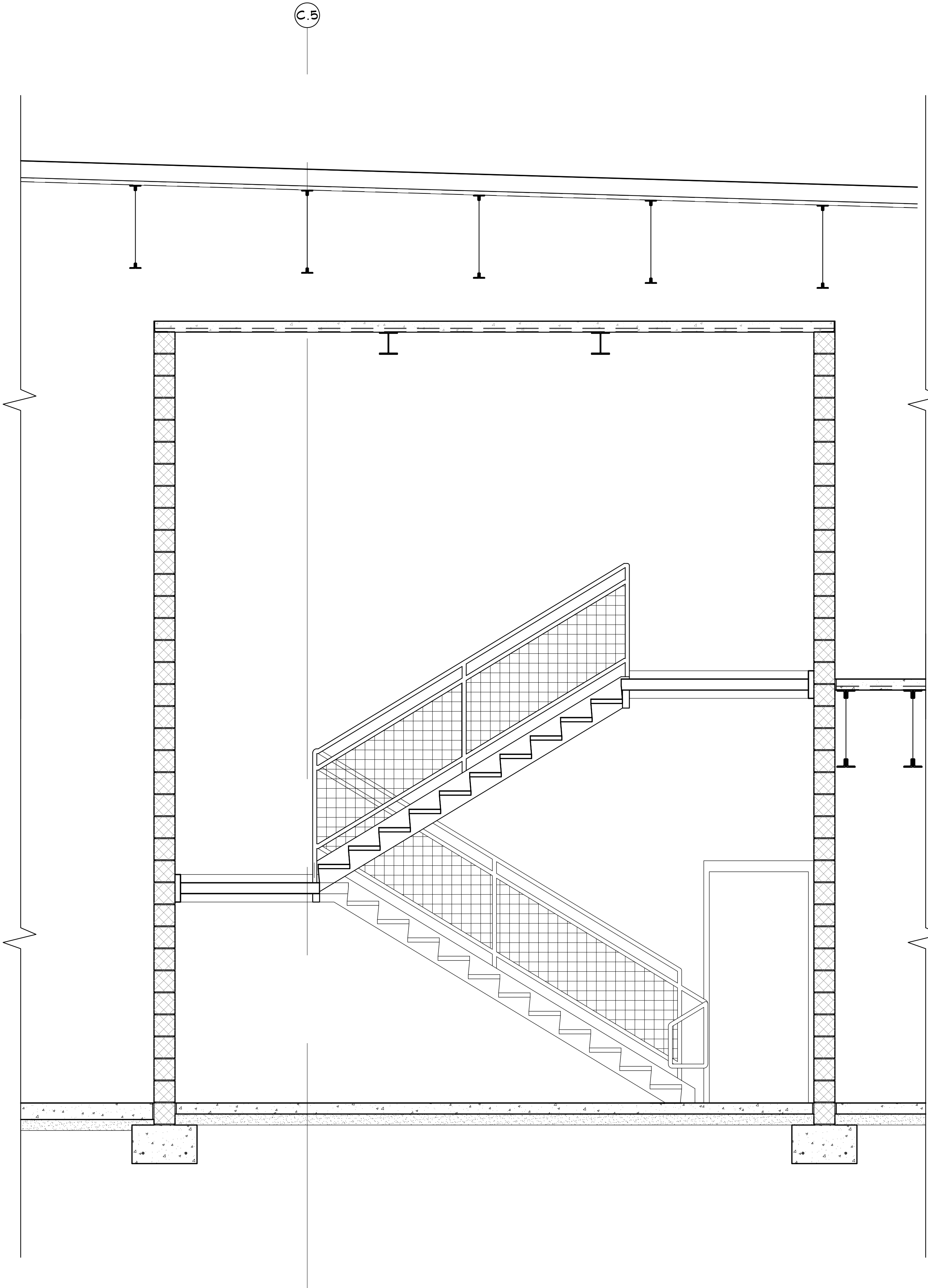
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SHEET NUMBER:
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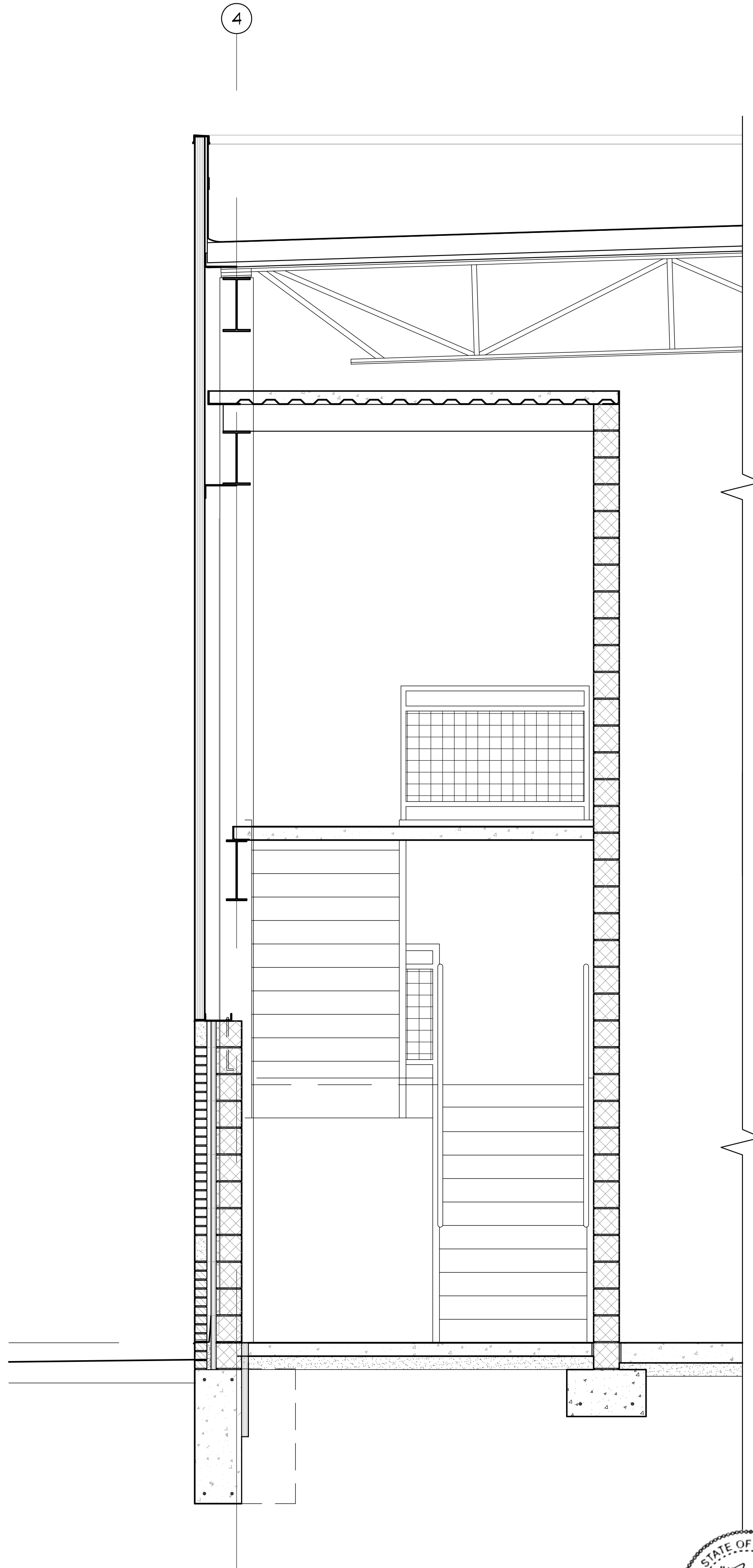


TYPICAL SECTION NOTES

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A-602 STAIRWELL SECTION
SCALE: 1/2" = 1'-0"



A-602 STAIRWELL SECTION
SCALE: 1/2" = 1'-0"



STAIRWELL SECTIONS

ALLEGRA DEVELOPMENT
NEW WAREHOUSE BUILDING FOR: FAIRWAY PACKING
FIFTEEN MILE ROAD
FRASER, MICHIGAN

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

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Site Plan Review Summary (Review #2)

Revised Plans Dated 9/23/22

SP 22-04

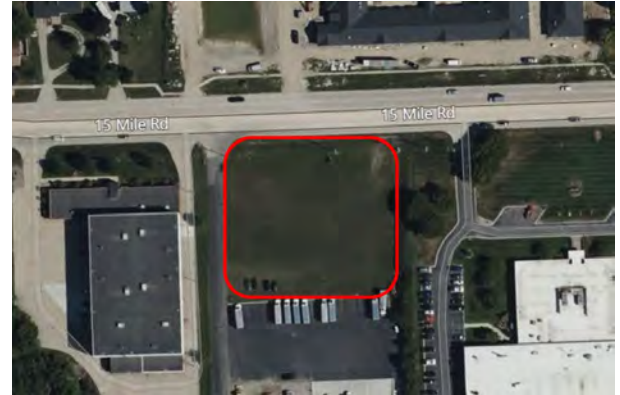
City of Fraser, Michigan



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.	20 ft.	Yes

The site conforms to the dimensional requirements of the Zoning Ordinance. The lot line has been revised from the previous version of the site plan to accommodate the required rear setback.

There is a proposed 50' x 15' accessory building on the north (side) lot line for the housing of refrigeration equipment. This building is proposed with zero setback to the north lot line. Per Section 32-32, accessory buildings may be located in the front or side yard in an IC district.

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 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 building ($94,494/1,500 + 50$).

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 56 more parking spaces.

Warehousing uses require 1 space per 1,500 SF + 1 for each employee on the largest shift. Total employees count for both uses proposed will be 75 during the largest working shift. Since the new facility is planned to feature 31,489 square feet of total floor area, + additional 25 employees it will require 44 parking spaces.

Standard	Proposed	Required	Provided
1 space per 1,500 SF + 1 for each employee on the largest shift.	28,512 SF, 25 employees	19 + 25 employees = 44 Spaces	44 Spaces

b. Ingress / Egress

Section 32-94(15) states that "adequate ingress and egress to the parking lot by means of clearly limited and defined paved drives shall be provided for all vehicles. All parking areas shall be provided with an entrance and exit from the abutting public thoroughfare. Such entrance and exit may be combined as one, which shall be thirty (30) feet in width." The proposed plan shows one existing drive off of 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. We believe this yields 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.

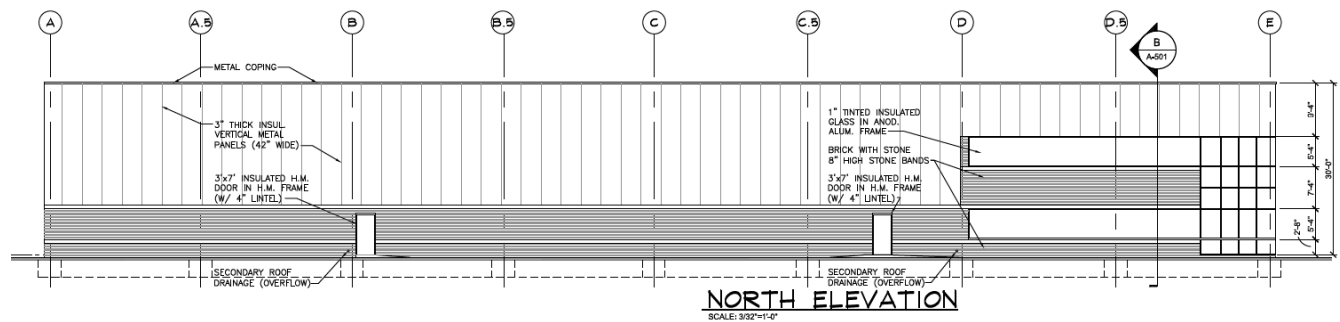
5. Architecture and Building (Section 32-141 (a))

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. 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 entirety of 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.

In the revised elevation drawings as part of the second submission, the base of the building is clad in brick masonry. We believe this is an acceptable solution.



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)

Wall packs are proposed along the south façade, along with two existing pole mounted lights. All lighting will be directed downward and shielded from adjacent properties. We do not anticipate any issues with the proposed lighting.

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

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

TO BE ADDRESSED:

2. 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 the applicable departments and jurisdictions deemed necessary to ensure the health, safety, and welfare of the community.

CONCLUSION

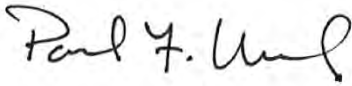
We conclude that this development has the potential to be a positive addition to the Fraser community. The use is compatible with the intent of the IC district. As mentioned above, there are items that must be addressed in the final proposal. We recommend that the following items be addressed prior to 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. *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.*
2. *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).*

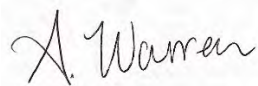
Please feel free to reach out to us if you have any questions about this review.

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 "A. Warren".

Alicia Warren
Assistant 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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ii. 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.

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Transparency Zoning Amendments Discussion

Contents:

1. Staff Memo



Memorandum

TO: City of Fraser Planning Commissioners
FROM: Paul Urbiel
SUBJECT: Building Transparency Research for Potential Zoning Ordinance Amendments
DATE: September 23, 2022

At the August Planning Commission meeting, prompted by the discussion of the 34360 Utica (Shooters) outdoor patio and the state of the buildings front windows, the Commission asked for some recommendations and research regarding building transparency requirements for potential zoning amendments in Fraser. Many municipalities regulate building transparency, especially in commercial and downtown districts, to ensure lively walkable districts and attractive commercial facades. In Fraser, no such regulations exist. In Section 32-131 (a), *Provisions applicable to office and commercial districts*, the exterior of commercial buildings is regulated as follows:

Exterior facing materials. The exterior of all buildings hereafter erected shall be constructed of aesthetically pleasing brick and/or stone building materials. Other durable, decorative building materials may be approved by the planning commission in instances where the character and style of the proposed structure warrants special consideration. The architecture and approved exterior finish of any building shall be complementary and compatible in style and be of uniform finish on all sides of its exterior when the site is adjacent to any noncommercial or non-industrial district. Within the office and commercial districts, the architecture and approved exterior finish shall be returned on the building side(s) a sufficient distance, as determined by the planning commission, to provide a continuous appearance from the street.

We have included some context and the results of a scan of precedent ordinances to orient the Commission to best practices. The findings are organized into five topics: 1) ground floor transparency, 2) upper floor transparency, 4) window opacity, 5) blank walls, and 6) architectural compatibility. Most municipalities either only have glazing standards in their central business district or the same glazing standards in all their commercial districts. Indeed, we believe the likely most appropriate scenario for regulations on this topic in Fraser would be in the CBD district, with perhaps slightly less strict standards in other commercial districts. We present this research for your information and for discussion and look forward to next steps.

TRANSPARENCY ON GROUND FLOOR

Municipalities generally require that at least 50 percent (and more commonly 70 percent) of the first-floor façade of commercial buildings be transparent. For example, Grosse Pointe, Farmington, Taylor, and Dearborn all require that at least 70 percent of the first-floor façade of commercial buildings be transparent. Plymouth is one city that requires slightly less, as its standard is that at least 60 percent of the ground floor of a building facing a public street in its Central Business District must be transparent. Some cities take this measurement from between one and eight feet from the ground (such as Grosse Pointe and Dearborn), while others measure from between two and eight feet from the ground (such as Farmington and Troy).

Most municipalities have the same glazing requirements in all commercial districts. For example, all of Troy's commercial districts (which consist of the Maple Road District, Big Beaver District, and Neighborhood Nodes District) require that the first floor of any front façade facing a right-of-way shall be no less than fifty percent windows and transparent doors. Also, all non-residential districts in Rochester Hills require a minimum of 70 percent façade transparency.



However, there are some municipalities that have disparate first-floor glazing requirements for some of their commercial districts. In Hamtramck's Central Business District, storefronts are required to have ground level window openings covering at least 70 percent of the façade between two feet and eight feet from the ground. On the other hand, the city's less dense Multi-Use District only requires that the window openings of storefronts cover a minimum of 50 percent of the façade between two feet and eight feet from the ground. Additionally, in Farmington Hills' Grand River Corridor Overlay District, each ground floor must have transparent or lightly tinted areas equal to 40 to 90 percent of the façade between two and eight feet from the ground. In contrast, in the City's Freeway Redevelopment Overlay District, each storefront must have a transparent or lightly tinted area equal to a more narrow range of between 70 to 90 percent of the façade.

TRANSPARENCY ON UPPER FLOORS

Municipalities require that at least 25 percent of the façade of the upper floors of commercial buildings be transparent. Not surprisingly, this is notably lower than their first floor transparency requirements. In the Farmington Hills Grand River Corridor District, windows and doors above the first floor must comprise between 25 percent and 70 percent of the wall area of the upper floor(s). Similarly, Lincoln Park's commercial districts require that upper story windows and doors comprise between 30 percent and 70 percent of the upper story façade.

WINDOW OPACITY

To reduce glare and increase pedestrian interest, all municipalities reviewed for this report regulate the window opacity for storefronts in their commercial districts. Many require non-reflective clear glass windows. Some others, such as Dearborn's Downtown Business District and West Downtown District, are less stringent and permit glass that is "lightly tinted." All prohibit mirrored glass windows. Hamtramck is unique in that it specifies an acceptable "light transmission factor," which is the percentage of light that goes through the window (Hamtramck requires a light transmission factor of 80 percent or greater).

The ordinances of many municipalities expressly prohibit shelving units from covering or blocking windows. Several require that windows allow views into retail space, dining areas, working areas or lobbies, pedestrian entrances, or merchandise display areas. The City of Mount Clemens has one of the most specific opacity requirements, as it requires that in its Central Business District and mixed-use districts "a minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 12 feet."

BLANK WALLS

Many municipalities have regulations either restricting or prohibiting blank walls in certain circumstances, usually prohibiting blank walls that face a public street. A sample regulation for blank walls reads "walls facing a public street shall include windows and architectural features customarily found on the front façade of a building, such as awnings, cornice work, edge detailing, or decorative materials."

ARCHITECTURAL COMPATIBILITY

Architectural compatibility, especially in relation to window placement, is highlighted in several area zoning ordinances. Centerline's ordinance states that "the number, shape, size and spacing of the windows shall be compatible with the established rhythm of adjoining or nearby buildings in the downtown." Similarly, Rochester's ordinance maintains that in its Central Business District "the number, shape, size and spacing of the windows shall be compatible with the established rhythm of adjoining or nearby buildings." Moreover, under Lincoln Park's ordinance, buildings in the central business district with multiple storefronts "are required to be unified through the use of architecturally compatible materials, details, lighting fixtures, and *windows*" (emphasis added).