



City of Fraser

Building & Code Enforcement Department

AGENDA
CITY OF FRASER PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ~ PHONE: 586-293-3100
WEDNESDAY, NOVEMBER 2, 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:** October 5, 2022
6. **New Business**
 - A. Public Hearings: None
 - B. Site Plan and Other Reviews:
 - i. RZ22-01: 33071 Garfield - Rezoning Request
7. **Unfinished Business**
 - i. SP 21-09: 34400 Klein Site Plan Amendment
 - ii. SLU 22-02: Gravity Auto Detailing 16659 Garfield - Special Land Use - WITHDRAWN
8. **Public Communications on Non-Agenda Items**
9. **Zoning Board of Appeals Member Liaison Report**
10. **Commissioners' Comments and Items of Interest / Concerns**
11. **Adjournment**

5.

Approval of Minutes: October 5, 2022

**DRAFT PLANNING COMMISSION MINUTES
CITY OF FRASER
33000 GARFIELD, FRASER, MI 48026
OCTOBER 5, 2022
7:00 P.M.**

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, October 5 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 7:02 P.M.
Chairman Warunek led the Pledge of Allegiance

2. ROLL CALL

PRESENT:

Barr
Czarnecki
Farina
Meyer
Perry
Keil
Warunek

ABSENT:

None

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

3. APPROVAL OF AGENDA – REGULAR MEETING OCTOBER 5, 2022

Motion by Farina supported by Keil move SP 22-06 34275 Utica Juan Blanco Site Plan approval before the Public Hearings because of the absence of the Public Hearing applicant or representative.

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

NAYS: None

Motion Carried

4. HOCKEYLAND OUTLOT DISCUSSION

Motion by Warunek, second by Farina to amend the October 5, 2022 Planning Commission agenda to add Item 4. Hockeyland Outlot Discussion and moving everything down one.

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

NAYS: None

Motion Carried

Altinia Kandrevas, property attorney, provided an update for Hockeyland Outlot. She has requested to move forward in the process without the finalized parking agreement.

Commissioner Farina asked about needing utilities to be done without the lot split. City Attorney, Clark Andrews, stated that it is appropriate to let the property continue moving forward without the finalized parking agreement.

All board members were in agreement with the city attorney.

5. CHAIRPERSON'S OPENING 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.

6. APPROVAL OF MINUTES – REGULAR MEETING SEPTEMBER 7, 2022

Motion by Farina, second by Keil to approve the minutes of September 7, 2022 with the amended changes given by Commissioner Meyer.

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

NAYS: None

Motion Carried

7. NEW BUSINESS

A. Site Plan and Other Reviews:

i. SP 22-06: 34275 Utica Juan Blancos - Site Plan

Applicant: Deni Bozinovski
Email: deni@mfgmidwest.com

Planner Urbiel presented the case.

Commissioner Farina, asked about the proposed garage doors and patio and concern of noise traveling, patio will be open no later than 10 pm. He also asked about the parking agreement with the adjacent golf course. There is sufficient parking on the site itself.

Commissioner Czarnecki asked whether a special land use for the outdoor dining on the patio. Since it is an existing patio and it is proposed to be used in compliance with the noise ordinance, Special Land Use approval is not needed. Commissioner Czarnecki further inquired about the egress drives and if there will be issues if there is not a shared parking agreement. The applicant clarified that there is room to accommodate all the required parking

on the site, and the adjacent spaces were identified because of a longstanding informal arrangement between the owners. The site plan will be revised to identify all required parking on site. Commissioner Czarnecki requested the addition of a bike rack, which the applicant agreed to.

Commissioner Farina asked the applicant if he was agreeable to the recommendation of the planting of six frontage trees. The applicant agreed to do so.

Motion by Farina, second by Keil to approve SP 22-06 34275 Utica, Juan Blanco, with the submission of a revised site plan including the addition of 6 frontage trees, a bicycle rack, parking spot striping and numbering, and required ADA parking spaces identified.

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

NAYS: None

Motion Carried

ii. RZ22-01: 33071 Garfield - Rezoning Request

Motion by Farina, second by Keil to delay Rezoning Request RZ 22-01 33071 Garfield and Public Hearing SLU 22-02 16659 Garfield, Galaxy Auto Detailing, until the end of the meeting for the absence of the applicant or representative.

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

NAYS: None

Motion Carried

8. UNFINISHED BUSINESS

**i. SPR 22-04: 15 Mile Industrial Development (Parcel 11-32-226-016)
– Site Plan**

Applicant: John Secco, Fairway Packing, property owner
Email: john@allegradevelopment.com

Planner Urbiel presented the site plan review and findings of fact.

Commissioner Czarnecki confirmed with the administration that the Fire Department would look at the plans and the addition of the refrigerator during Final Site Plan approval.

Commissioner Meyer asked if the dumpster would be an issue, since it is not presented on the parcel in question. Applicant asked if a compactor would be

appropriate over the need of the dumpster. The administration agreed that it serves the same function as a dumpster and it would be allowable, as long as it is properly screened.

Motion by Keil, second by Warunek to approve site plan SPR 22-04 15 Mile Industrial Development conditioned on the following:

1. Prior to issuance of the Certificate of Occupancy, the applicant records 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 submits 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).

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

NAYS: None

Motion Carried

ii. SUB 01-19: Garfield Park Sub Parcels 1-10 - Site Plan Amendment

Planner Urbiel presented the proposed site plan amendment. City Attorney, Clark Andrews, further explained the reasoning behind the proposed amendment.

Administration and City Attorney recommends the recording of a notice indicating that parcel #14-05-104-039 as unbuildable without a lot combination.

Commissioner Keil mentioned that the flood plain has changed since the lot was purchased, which impacts the form any potential principal building would take.

Motion by Czarnecki, second by Farina that the proposed site plan amendment request SUB 01-19 Garfield Park Sub Parcels 1-10 be denied and the administration investigate any outstanding bonds and deposits and reimburse to the city.

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

NAYS: None

Motion Carried

iii. Transparency Zoning Amendments Discussion

Planner Urbiel presented the Transparency Zoning Amendment proposal.

Chairman Warunek asked the board members to create a list of amendments they would like to discuss at a future meetings.

Commissioner Farina asked about the sign ordinance update and if it is still in the plan. Administration did clarify that it is in the plan to update.

Commissioner Czarnecki asked about the process of a zoning ordinance amendment. Administration explained how the process would work, including consideration by the Planning Commission then City Council to finalize.

SLU 22-02 16659 Garfield, Galaxy Auto Detailing

Motion by Farina, second by Czarnecki to postpone SLU 22-02 16659 Garfield, Galaxy Auto Detailing to November 2, 2022 meeting due to the absence of the applicant.

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

NAYS: None

Motion Carried

RZ22-01: 33071 Garfield - Rezoning Request

Motion by Perry, second by Farina to postpone RZ22-01 33017 Garfield to November 2, 2022 meeting due to the absence of the applicant.

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

NAYS: None

Motion Carried

9. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

No public comment.

10. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina noted that he will be absent at the October 6, 2022 and the November 3, 2022 Zoning Board of Appeals meetings.

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

Commissioner Farina made comment regarding the Knights of Columbus on Kelly Road Fish Fry on Friday October 7, 2022.

12. AJDOURNMENT

Motion by Keil, supported by Perry to adjourn the meeting at 8.37 p.m.

All Ayes

Motion Carried

Respectfully Submitted
Cindi Greenia, Clerk
City of Fraser

6bi. RZ22-01: 33071 Garfield

Rezoning Request

Contents:

1. Site Plan Application Materials
2. Staff Memo



CITY OF FRASER
PETITION FOR REZONING
_____ RZ

Office Use Only

Date Received: _____

Review Fee Paid: _____

APPLICANT'S NAME: Tarik Dekho
ADDRESS: 33071 Garfield
CITY: Fraser STATE: MD ZIP: _____
PROPERTY ADDRESS: 33071 Garfield PARCEL ID NO: _____

COMPLETE LEGAL DESCRIPTION (Use opposite side or attach separately).

EXISTING ZONING: comm PROPOSED ZONING: Residential SIZE (In Acres): _____
PROPERTY FRONTAGE: _____ PROPERTY DEPTH: _____
PURPOSE FOR REZONING: want to build two condos duplex

LEGAL OWNER: Tarik Dekho
Name

If the petitioner is not the sole legal owner, state all others with interest in properties and title by name and address (attach to application).

The applicant is required to submit a sketch plan, demonstrating the feasibility of developing the property for its intended use. The following information shall be required:

- Parcel size and shape.
- Size and general location of building(s), which may be located on site.
- Access to the site and arrangement of the parking area.
- Location and use of adjacent buildings.

INSTRUCTIONS:

1. Print or type application.
2. Fifteen (15) copies of this application, sketch plan, and attachments must be submitted to the Fraser Building Dept. by the deadline date, call for deadline date 586-293-3100 option 2.
3. All sketch plans must be submitted are to be a size of 8 1/2 x 11 inch, or of a size that is reduced by folding to the same. (ALL BLUEPRINTS MUST BE FOLDED)
4. One (1) copy of a drawing for the Public Hearing Notice, showing the location in relation to the nearest roads.
5. Add comments on separate paper and attach to application.
6. Return to City of Fraser Building Department.

Signature of Applicant

TARIK - S. DEKHO
(Please print/type name below signature)

Signature of Legal Owner (if not Applicant)

TARIK - S. DEKHO
(Please print/type name below signature)

BENCHMARKS:
BENCHMARK #1
ARROW ON FIRE HYDRANT IN FRONT OF THE PROPERTY: 613.2

BENCHMARK #2
SANITARY MAN-HOLE EAST OF THE PROPERTY 330.6
GARFIELD RD.
ELEV. 629.94



MCKENNA

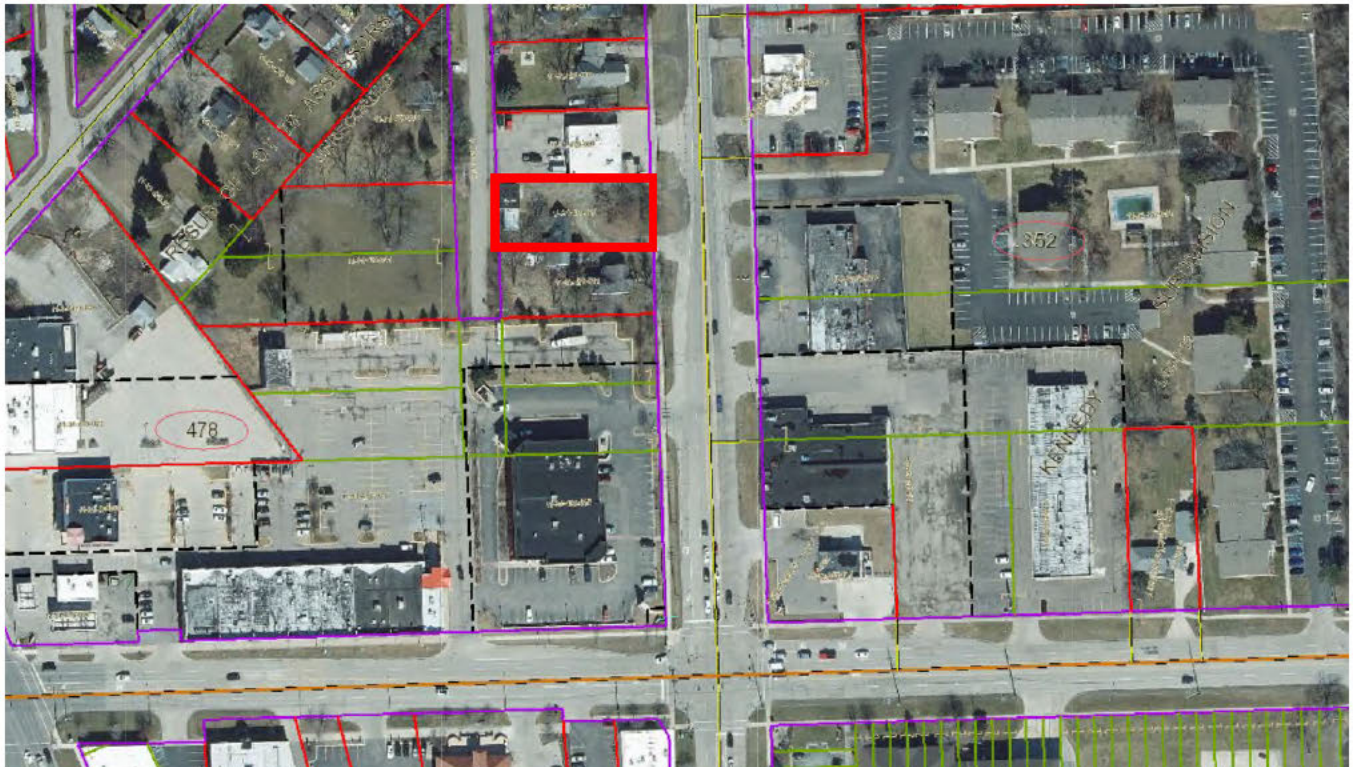
September 26, 2022

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:

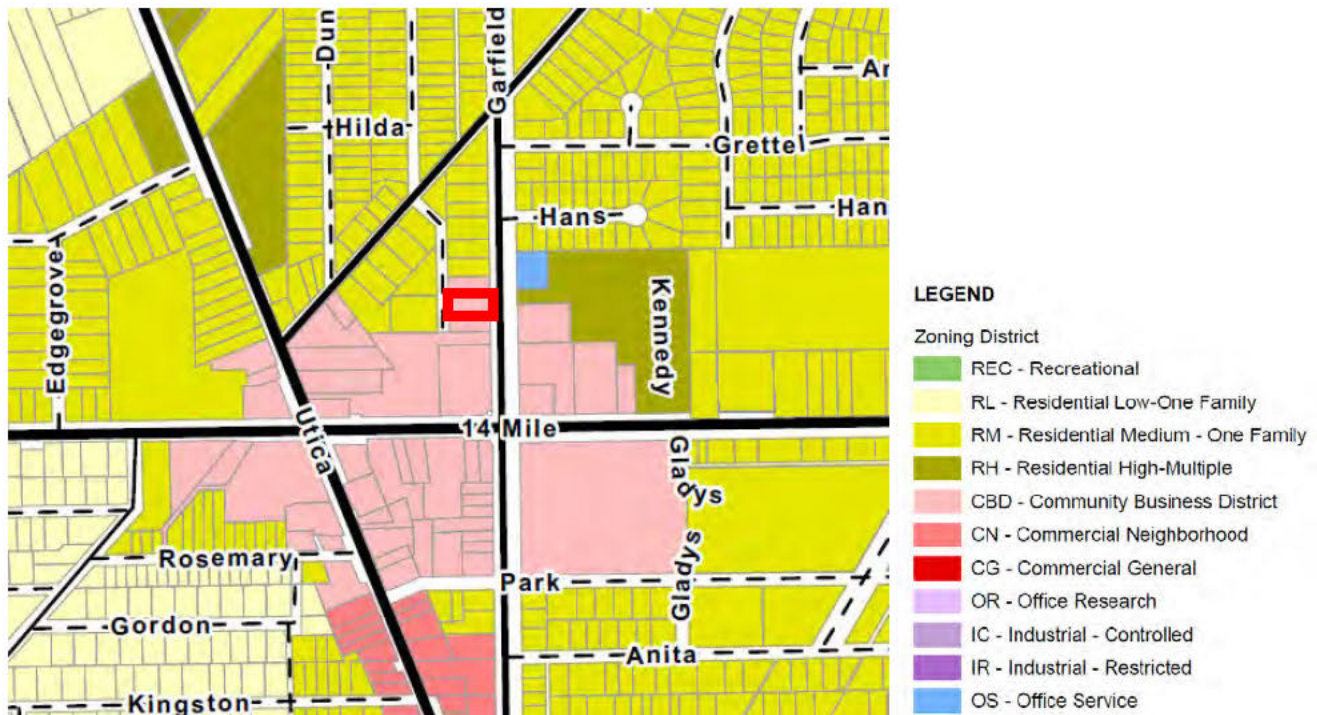
The City has received an application to rezone a initiated a rezoning of a 0.34-acre site at 33071 Garfield Street. Currently, land is vacant. Our understanding is that it was previously in residential use. The subject site's current zoning designation is CBD, Community Business District. The proposed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



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
✉ 248.596.0930
MCKA.COM

Communities for real life.

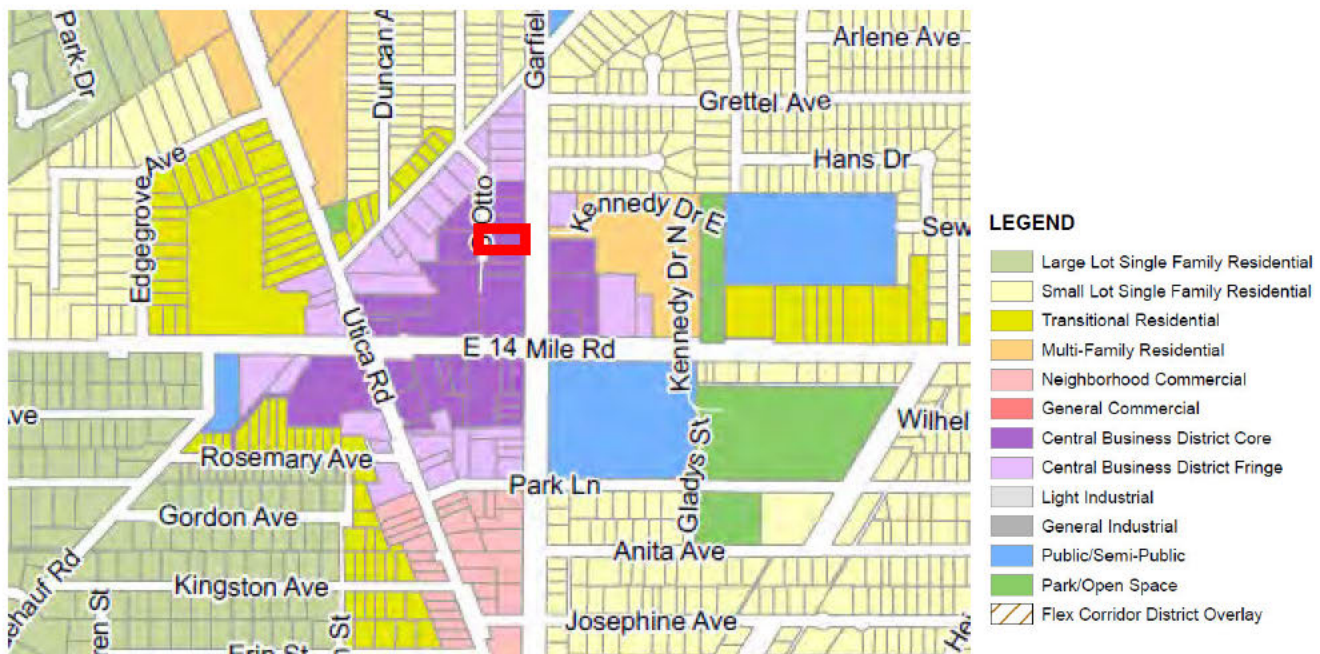


Above – Zoning Map

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. SP 21-09: 34400 Klein Site Plan Amendment

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: Foundations Solutions 360
Address of Project: 34400 Klein Rd.
Proposed Use: Parking

Applicant's Name: Foundations Solutions 360
Address: 34400 Klein Rd.
City: FRASER Zip: 48026 Phone: [REDACTED]
Email: [REDACTED]

Parcel Identification: 03-11-32-126-005
Complete Legal Description: (use opposite side or attach separately)
Zoning: IR Size in acres: 1.33 Parcel Width: 218' Parcel Length: 266'

Legal Owner:
Name: Joseph Marth Phone #: [REDACTED]
Address: [REDACTED]

Site Plan Preparer's Name: Joseph Marth
Phone: [REDACTED] 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]
Signature of Applicant

[Signature]
Signature of Legal Property Owner

Joseph Marth
Please print/type name below signature

Joseph Marth
Please print/type name below signature

PROPOSED
LEGEND

- SANITARY M.H.
- CLEAN OUT
- CATCH BASIN
- CATCH BASIN
- STORM M.H.
- HYDRANT
- GATE VALVE & WELL
- SHUT OFF
- STORM
- SANITARY
- WATER MAIN
- PR. ELEVATION
- FG FINISH GRADE
- FF FINISH FLOOR
- IE INVERT ELEVATION
- TC TOP OF CURB
- GU GUTTER

EXISTING
LEGEND

- BENCHMARK
- TRAVERSE POINT
- MONUMENT
- IRON PIPE
- IRON ROD
- SANITARY M.H.
- CLEAN OUT
- CATCH BASIN
- CATCH BASIN
- STORM M.H.
- HYDRANT
- GATE VALVE & WELL
- SHUT OFF
- TELEPHONE MANHOLE
- GAS VALVE
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONIFEROUS BUSH
- DECIDUOUS BUSH
- TREE LINE
- CHAINLINK FENCE
- WOOD FENCE
- WALL STONE OR BLOCK
- OVERHEAD UTILITIES
- STORM
- SANITARY
- WATER MAIN
- GAS
- GAS
- 000.00
- SPOT ELEVATION
- FG FINISH GRADE
- FF FINISH FLOOR
- IE INVERT ELEVATION
- TC TOP OF CURB
- GU GUTTER

DESCRIPTION (taken from property deed)
LOTS 136 THRU 147 OF FRASER INDUSTRIAL SUBDIVISION, PART OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 32, T.2N., R.13E., CITY OF FRASER, MACOMB COUNTY, MICHIGAN AS RECORDED IN LIBER 58 OF PLATS, PAGES 43-44, MACOMB COUNTY RECORDS.

BENCHMARKS

B.M. # 200
SET BENCH-TIE IN UTILITY POLE AT THE NORTHWEST PROPERTY CORNER
ELEVATION - 610.61 N.A.V.D. 88
B.M. # 201
ARROW ON HYDRANT AT THE SOUTHWEST PROPERTY CORNER
ELEVATION - 610.61 N.A.V.D. 88

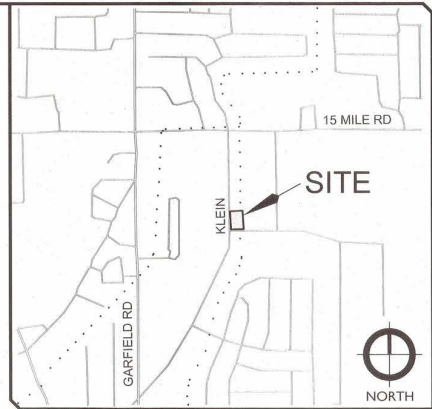
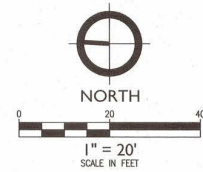
FLOOD PLAIN NOTE

EXAMINATION OF THE FLOOD HAZARD BOUNDARY MAP (COMMUNITY PANEL NUMBER 260990337G EFFECTIVE DATE SEPTEMBER 29, 2008) PREPARED IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM OF 1968, INDICATES THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF THE SPECIAL FLOOD HAZARD AREA, ZONE AE, BASE FLOOD ELEVATION 604.00 NAVD88.

NOTE: BASE FLOOD ELEVATION IS CONTAINED WITHIN THE BANKS OF THE SWEENEY DRAIN.

NOTE

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



DEVELOPER / OWNER
**FOUNDATON
SOLUTIONS 360**

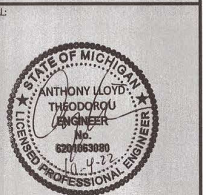
34400 KLEIN ROAD
CITY OF FRASER, MI 48026



Project Control Engineering, Inc.
Engineers / Surveyors / Consultants
P.O. Box 307
2420 Pte. Tromble Road
Algona, MI 48001
Phone 810.794.1931
Fax 810.794.3331
www.pce-eng.com

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

DRAWING STATUS:
☒ PRELIMINARY CONSTRUCTION
☐ FINAL CONSTRUCTION
☐ RECORD DOCUMENTS



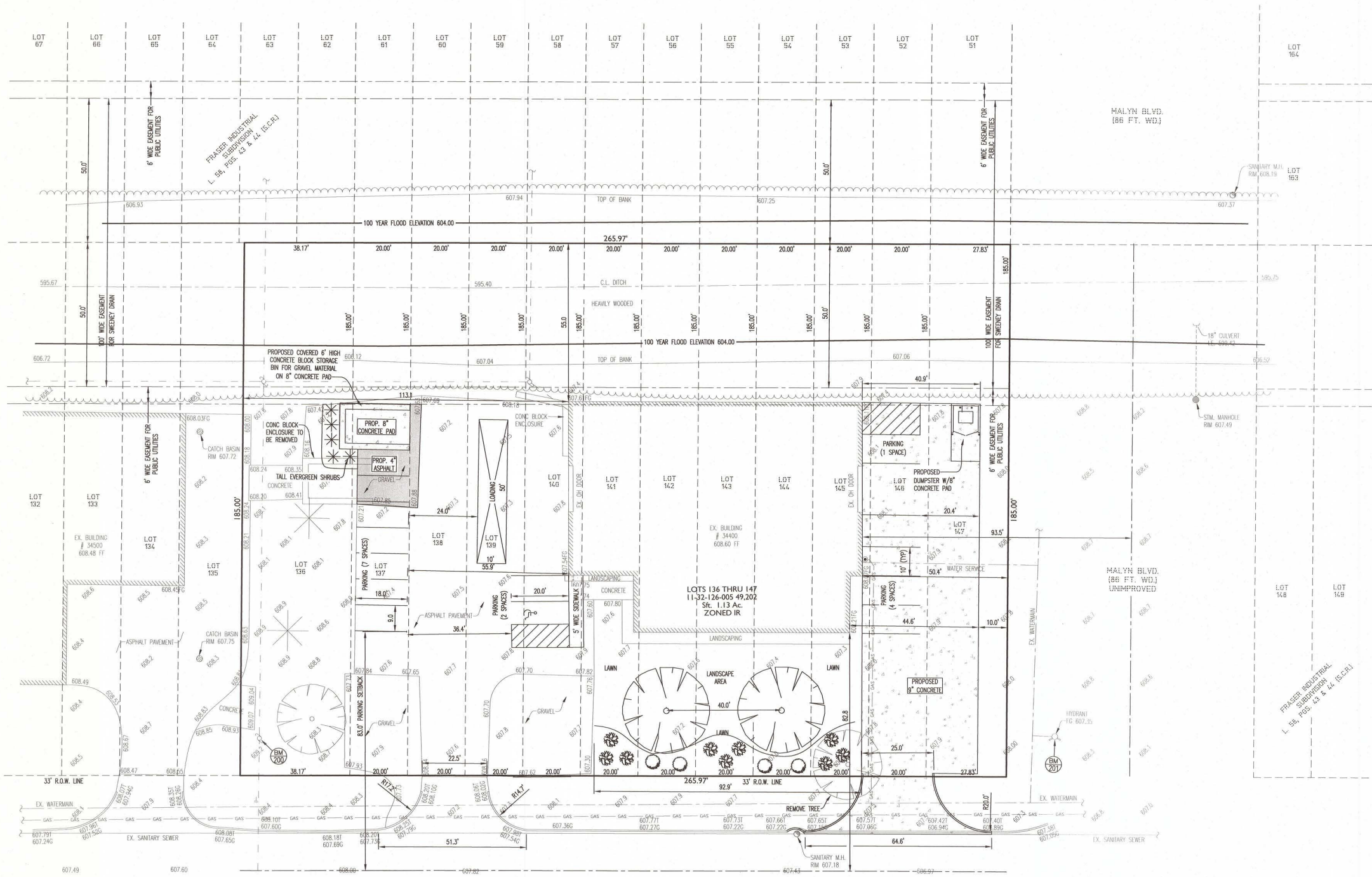
DATE: 6/20/2022
REVISIONS:
9/27/22 PER TOWNSHIP REVIEW

SITE PLAN
34400 KLEIN ROAD
CITY OF FRASER

SHEET TITLE: PROJECT:

811 Know what's
below
Call
before you dig.

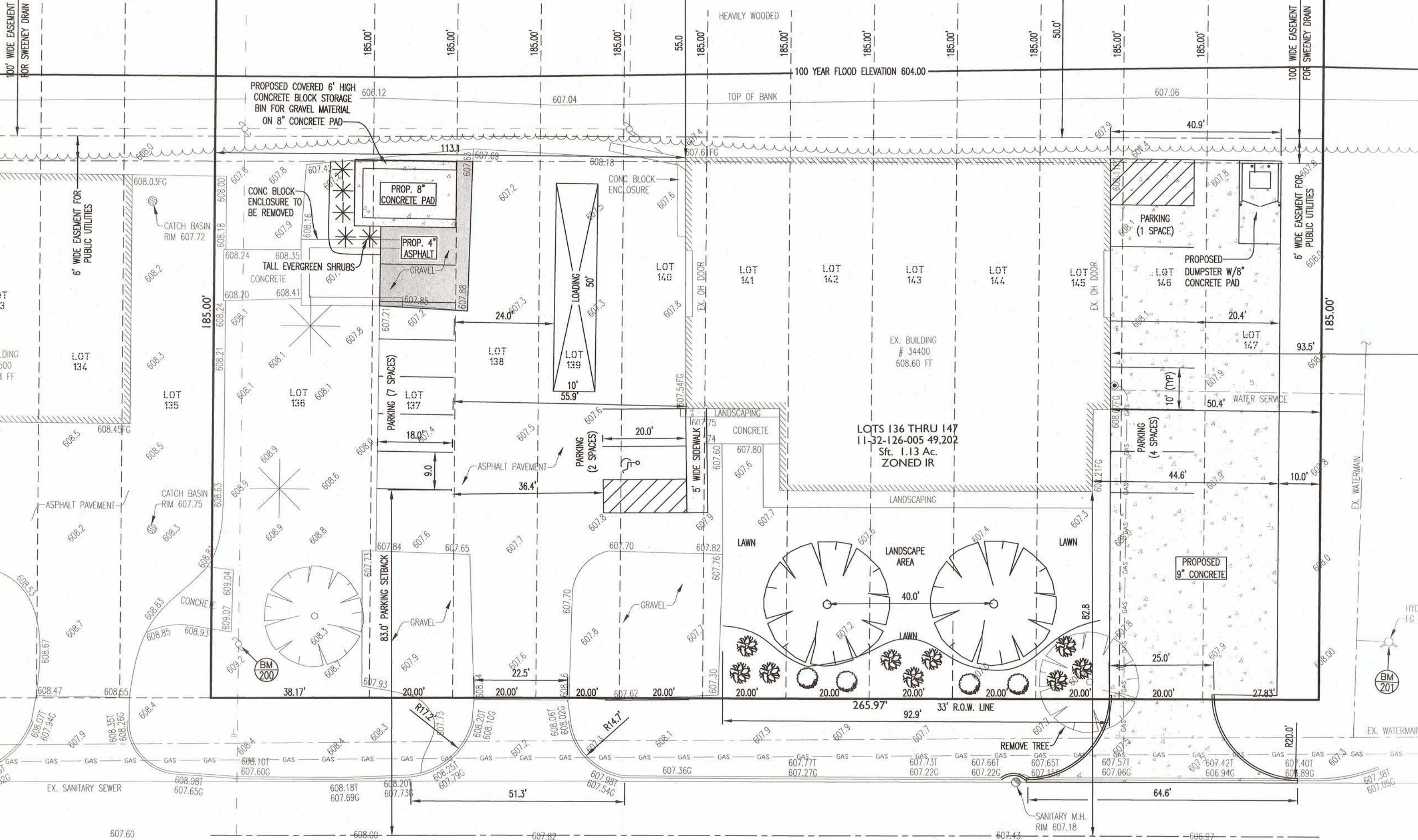
JOB NUMBER:
22-084
DRAWN BY:
ACG
CHECK BY:
JTM
DRAWING ID:
22-084 plot plan
SCALE:
1" = 20'
of



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

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

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



Site Plan Review Summary

SP 21-09

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



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

BRIEF SUMMARY OF REQUEST:

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



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

Compatibility with Zoning Ordinance

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

Compatibility with Master Plan

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

PLANNER RECOMMENDATION

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

ATTACHMENTS

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

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

a. Project Overview

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

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



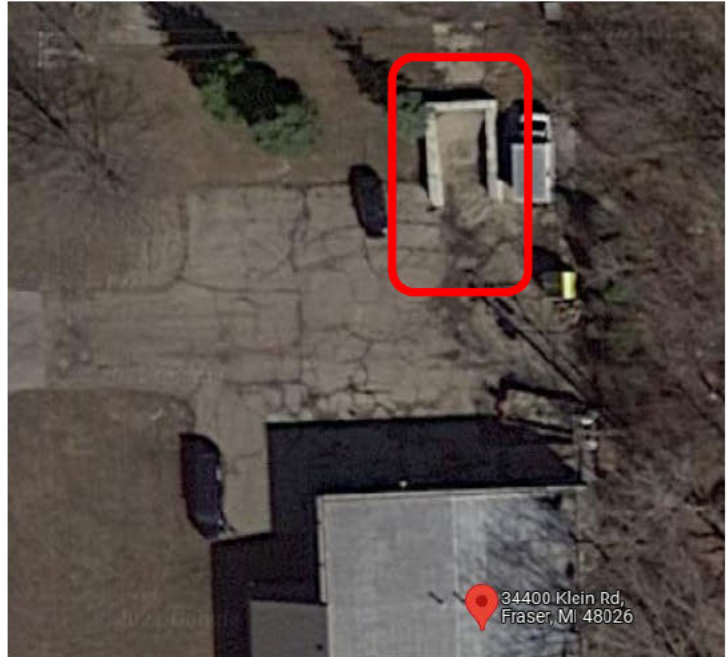
b. Zoning and Land Use (Section 32-143 (1))

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

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

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

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



The applicant received a variance from the Zoning Board of Appeals meeting on October 6, 2022 to allow outdoor storage of gravel. This approval was conditioned on several revisions to the site plan, including that the applicant will provide the size of **the enclosure size and fencing or gate material must be added to the enclosure for safety.**

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

a. Parking

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

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

TOTAL REQUIRED SPACES: 14

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

At the ZBA meeting, the applicant indicated that his actual parking demand is 21 spaces but parking is available in the adjacent property. The ZBA required that a shared parking agreement be reached with the owner of the adjacent property.

b. Ingress / Egress

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

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

Section 32-94-15 notes that the number of driveways permitted for each site shall be determined by the Planning Commission as part of site plan review, considering the location of the driveways on

adjacent sites and across the street, turning movements, and traffic volumes. It is not anticipated that the additional driveway will conflict with adjacent properties to the north or south. Given the subject site's location across the street from Fraser High School, it should be considered that Fraser High School experiences high volumes of traffic at specific times during the school year, such as start and dismissal times, games, events/conferences, and other similar occasions.

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

c. Circulation On- and Off-Site

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

d. Loading/Unloading

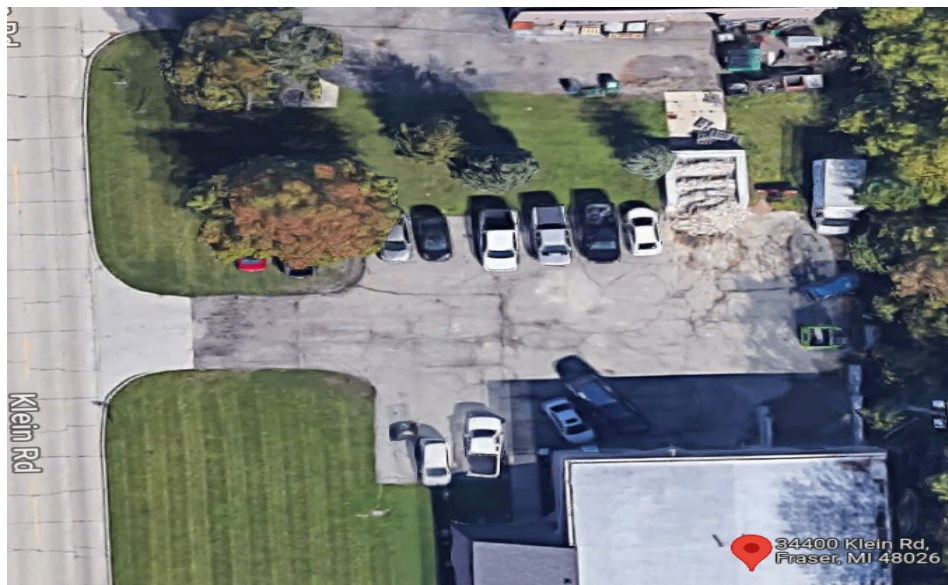
Site plans depict two existing bay doors on the building, one located on the north side and the other on the south side. Section 32-97 of the City Zoning Ordinance requires 1 loading/unloading space per every 1,401-20,000 square feet of gross floor area. Further, each loading/unloading space shall be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

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

3. Landscaping (Section 32-84)

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

The proposed plan depicts additional trees to be planted in the front yard including 3 deciduous trees, 5 coniferous trees, and bushes. One exiting deciduous tree on site will be removed for the addition of the new driveway. **The area at the ingress/egress where gravel was used for parking must be restored to grass, as it existed previously, to the edge of the existing pavement.**



4. Screening (32-82)

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

5. Signs (Section 32-85)

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

6. Lighting (Section 32-86)

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

7. Reviewing Entities

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

RECOMMENDATION

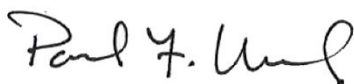
The proposed plans for the modification of the site at 34400 Klein Road are generally in compliance with Ordinance requirements, and a variance was received from the Zoning Board of Appeals for the storage of gravel on site. We recommend that, if the Planning Commission is inclined to approve the proposal, approval be conditioned on the following:

1. *The applicant must provide gravel enclosure details, including the size of the enclosure (with dimensions noted on the site plan), and details about fencing to enclose the front at a minimum.*
2. *Details of the proposed landscaping (i.e., species of trees at time of planting) must be noted on the site plan.*
3. *The areas of temporary gravel forward of the building line adjacent to the existing approach are restored to grass, and a revised site plan must be received revising the areas denoted as ‘gravel’.*
4. *A shared parking agreement with the adjacent property owner in recordable form is provided to and approved by the City Attorney.*

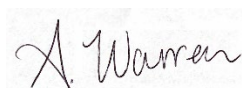
Please feel free to contact us with any questions at (586) 593-3100 x 153 or zoning@micityoffraser.com.

Respectfully,

McKENNA



Paul Urbiel, AICP
Senior Principal Planner



Alicia Warren
Assistant Planner

Enclosure: City Engineer's Site Plan Review

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

Joseph Marth, Applicant, Foundation Solutions 360

Correspondence

October 22

Monthly Planning and Zoning Report



MCKENNA

Monthly Planning & Zoning Report

for October 2022

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

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

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

PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
#SP20-04 Autozone Utica	Extension of site plan approval, with conditions, granted August 17, 2021.	Temporary CofO issued, pending final as-builts. Final planning/zoning inspection complete.
#SP21-01 Cremation Source 32200 Groesbeck	Enclosure of the drive-through at the Cremation Source building. Approval, with conditions, granted March 3, 2021.	Site plan process completed, building permit issued.
#SP21-02 33417 Kelly	Industrial building addition. Approval, with conditions, granted May 5, 2021.	Site plan process completed, conditions satisfied. Building permit issued.
#SP21-06 Fraser Eye Care 33080 Utica	Medical building site plan amendment. Approval, with conditions, granted August 4, 2021.	Site construction permits granted, construction underway. (Compliant with PC Approval). Cross-access agreement underway.
#SP21-07 Fraser Eye Care Admin Building 33080 Utica	Administration building site plan amendment, building modifications. Approval, with conditions, granted August 4, 2021.	Site construction permits granted, construction underway. (Compliant with PC Approval). Cross-access agreement underway.
#SP21-08 Hockeyland Outlot 34400 Utica	Site plan approval with conditions granted on August 4, 2021.	Revised site plan approved at September PC meeting. Lot split application approved in October.
#SP21-09 34400 Klein	FS 360 site modification application to reconfigure site driveways and add additional parking.	Variance request granted for outdoor storage of gravel at the October ZBA meeting.
#SP22-01 / SLU22-01 34360 Utica	Special Land Use and Site Plan application to install an outdoor patio at 33460 Utica (Shooter's).	Approved at September PC Meeting. Permitting process and PC conditions in process.

HEADQUARTERS
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PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
#SP22-02	Site plan application to modify an existing parking lot at 34600 – 34650 Klein	Site plan conditionally approved at August PC meeting. Revised site plan received, compliant with approval conditions - permitting process underway.
#SP22-03	Site plan application to renovate the façade and improve the site of the 33180 Groesbeck Retail Center	Site plan postponed at September PC meeting; Variance appeal postponed at October ZBA meeting until November.
#SP22-04	Site plan application to build a new 31,000 SF industrial building on 15 Mile for potential tenant Fairway Packing.	Approved at October PC meeting.
#ZBA22-01	Variance request at 34155 Kelly Road to place a ground sign closer to the road centerline than allowed, and to place an additional (wall) sign on the building. Two variances were granted on March 3, 2022.	Pending sign permits
#ZBA22-02	Variance request to install a side yard fence on a corner lot that does not meet Ordinance requirements.	Application withdrawn, a variance has already been granted to this property.

CONTACT US

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

- Paul Urbiel, AICP (purbiel@mcka.com)
- Alicia Warren (awarren@mcka.com)