



CITY MANAGER

Elaine Leven

CITY CLERK

Cynthia Greenia

City of Fraser

CENTENNIAL COMMUNITY

MAYOR

Michael Carnagie

MAYOR PRO-TEM

Patrice M. Schornak

COUNCIL

Amy Baranski

Kathy Blanke

Suzanne Kalka

Patrick O'Dell

Dana Sutherland

AGENDA

CITY OF FRASER ZONING BOARD OF APPEALS

NOVEMBER 2, 2023 @ 7:00 P.M.

COUNCIL CHAMBERS, 33000 GARFIELD, FRASER, MI 48026

- I. Call Meeting to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda – November 2, 2023
- V. Approval of Minutes – October 5, 2023
- VI. Formal Statement by Chair
- VII. Public Hearing
 - a. City of Fraser ZBA #23-05 Variance Request Monticello Company LLC
Request for variance to City of Fraser Zoning Ordinance Section 32-85-1-O, Provisions Pertaining to accessory, freestanding signs. Request to increase the maximum freestanding sign height to 11 feet, 4.54 inches where section 32-85-1-O specifies that freestanding signs shall be at least ten (10) feet at their lowest point above the sidewalk level or less than four (4) feet in height at the highest point.

Location: 31471 Utica Road; Fraser, MI 48026
- VIII. Old Business (Postponed Cases)
 - a. Residential Driveway Expansion Discussion

[Type here]

IX. New Business of the Board

- a. 31471 Utica Road Variance – Sign Height
- b. Interview Michael Lesich – Reappointment to ZBA

X. Unfinished Business of the Board

XI. Monthly Report

- a. October 2023 Monthly Report
- b. Action Items Update – Smokey Joes Sign

XII. Planning Commission Liaison

XIII. Public to be Heard

XIV. Adjournment

Posted: 10/26/2023



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**MINUTES
CITY OF FRASER
33000 GARFIELD, FRASER, MI 48026
ZONING BOARD OF APPEALS MEETING
OCTOBER 5, 2023 @ 7:00 P.M.
DRAFT**

1. CALL MEETING TO ORDER

Vice-Chair Lesich called the meeting to order at 7:00 p.m.

2. PLEDGE TO THE FLAG

Vice-Chair Lesich then led the Pledge of Allegiance.

3. ROLL CALL

Present: Burley, Chimenti, Lesich, Menendez
Absent:

Motion by Menendez supported by Chimenti to excuse Chairman Farina and Board Member Goodell from the meeting.

AYES: Burley, Chimenti, Lesich, Menendez
NAYS: None

Motion Carried

4. APPROVAL OF AGENDA

Motion by Chimenti supported by Menendez to approve the agenda for the October 5, 2023, meeting of the City of Fraser ZBA as presented.

AYES: Burley, Chimenti, Lesich, Menendez
NAYS: None

Motion Carried

5. APPROVAL OF MINUTES AUGUST 3, 2023

Motion by Burley supported by Menendez to approve the minutes of the August 3, 2023 meeting of the City of Fraser Zoning Board of Appeals as amended (below)/presented.

AYES: Burley, Chimenti, Lesich, Menendez
NAYS: None

Motion Carried

6. FORMAL STATEMENT BY THE CHAIR

Vice-Chair Lesich read the formal statement into the record.

7. PUBLIC HEARING

**SUBJECT: ZBA VARIANCE REQUEST # 23-04 32660 Utica Road,
Variance from City of Fraser Zoning Ordinance Section
32-133-3, Provisions Pertaining to Required Front
Parking Setbacks.**

Planner Lauren Sayre reviewed the request as it pertains to the City of Fraser Zoning Ordinance. She indicated that the applicant was proposing to modify the existing coin-operated car wash building. He was intending to expand the building to create a 3,516 square foot retail strip mall with three (3) commercial units. He is proposing a configuration of the parking at the site that would require a front yard setback variance. The request is to reduce the required 70-foot parking setback to approximately 35.44 feet which is a deficit of 34.56 feet. She then reviewed this against the standards that must be met in order for the Zoning Board of Appeals to consider granting a variance.

It was noted that there were several other businesses along this stretch of Utica Road that did not have the required 70-foot setback requirements.

In her review, she stated that the business owner to the North had concerns regarding his sign visibility if the proposed parking variance was granted it would block the visibility of his sign.

Her final recommendation was that the Zoning Board of Appeals should consider the applicant's justification for hardship, noting any additional information brought forward should be incorporated into the record prior to the Board making any decision and an additional parking space is required.

At this time the Zoning Board of Appeals members did have questions. Member Menendez stated that she noticed in the review the applicant was actually one parking space short of the required amount – would they not have to seek an additional variance for that and re-notice. Ms. Sayre stated it was her understanding that the applicant was waiting to see the outcome of the meeting tonight. If they were allowed the parking setback variance they would be able to accommodate the number of parking spaces required. They might be willing to reconfigure the square footage from the building to accommodate the deficiency.

Discussion was had on the direction the parking spaces were pointing.

At this time the applicant approached the Board. Vice-Chair Lesich indicated to him that currently there were only four (4) of the seven (7) members present. In order to get approval of a variance, four (4) votes were required – which meant that all Members present would have to support the approval. The applicant had the option to delay the hearing of this case if he wanted to. The applicant indicated that

he understood and wished to move forward anyway.

Vice-Chair Lesich opened the Public Hearing at 7:12 p.m.

Sam Thomas the Architect and Fadi Akkam the owner of the property were present on behalf of the applicant.

Mr. Thomas shared that this building would be new construction, it would be utilizing the Existing foundation and footprint and adding on to it. It would be new from the ground up.

Board Member Burley asked about the number of spaces that were currently on the plan. Mr. Thomas stated there were 23 if the five (5) in the front that would require the variance were approved. Planner Sayre stated 24 spaces were required, only 23 were presented. The applicant could lower the number of spaces required if he reduced the proposed 3,516 square footage of the building.

Discussion was had on what types of businesses would be at this location. Mr. Akkam indicated that there possibly would be businesses like an ice cream shop, quick to go pizzeria, cellphone store and nothing is going to be "dine-in". Retail businesses would not require long-term parking and having the front parking was very important.

Discussion of the hardship was had. Mr. Burley asked Mr. Akkam, "What is the hardship with this piece of property that brings you before us?" Mr Akkam stated " the existing 70 foot set back and he would not be able to attract businesses if he had to reduce the retail space to accommodate setback requirements."

Board Member Burley commented on the parking space in the northwest corner of the site. It was quite a way from the building. Board Member Menendez noted her concern with the parking spaces layout and how when it was dark headlights may end up in the neighboring homes to the west. She added that the one parking spot in the northwest corner was a concern to a neighboring business as it could block his existing ground sign. Discussion was had on this sign. Mr. Thomas stated they were willing to give up that parking spot (No. 1 on the Northwest corner of the current site Plan).

At this time the Board discussed with Planner Sayre regarding how low the Square footage for the entire building would have to drop in order to accommodate The 22 parking spaces where 24 were needed. She stated that if these were retail businesses that number would be 3,300 square feet and 22 spaces would meet the parking requirements.

Attorney Tomich stated that if the applicant amends their site plan so that the building has less square footage based on the calculations Planner Sayre gave (3,300 sq ft), the building would only require 22 parking spaces, but it would still require a variance for the front parking setback.

Applicant will have to go back to Planning for site plan approval given these changes.

Blaze Hurth, he is the neighbor to the North of the applicant's site. He noted his concern That was discussed regarding his sign being blocked. He commented on having a

New sign. This new building would bring him new business he was sure.

The public hearing was closed at 7:36 p.m.

Motion by Chimenti supported by Burley for approval of a setback variance from 70 feet to 35.44 feet creating a variance of 34.56 feet at 32660 Utica Road, Fraser, Michigan with a minimum number of 22 parking spots conditioned upon the maximum square footage of the new building not to exceed 3,300 square feet. Parking space No. 1 is to be removed from the current site plan in the Northwest corner and that area instead will be landscaped with some type of material to avoid any chance of any parking in that area or obstruction to adjacent property owner's sign.

ROLL CALL VOTE:

AYES: Burley, Chimenti, Lesich, Menendez

NAYS: None

Motion Carried

Revised Site Plan must be submitted to Planning for Approval

8. OLD BUSINESS

There was no old business at this time.

9. NEW BUSINESS

a. Residential Driveway Expansion Discussion

Lauren Sayre reviewed for the Board that the Planners had been taking quite a few calls regarding residential driveways and what the term included. It was their understanding that the term "driveway" in the Zoning Ordinance was meant to limit paved surfaces in front and side yards. Currently there is no limit in the Ordinance as to how much paved surface someone building a new house can have. They are looking for clarification from the Zoning Board of Appeals on this and, perhaps, a suggestion for a text amendment to Section 32-92-(10) or a text amendment to add the definition of a driveway to the Ordinance is appropriate.

Board Members discussed this matter. Board Member Burley noted that he understood that basically if you are building a new house you can make your driveway however wide you want it, but if your house exists, you cannot expand it. Planner Sayre agreed that was the issue. Board Member Menendez indicated that there were some conflicting interpretations of this Ordinance. For instance, we allow recreational vehicles – big boats, big campers and they are required to be on a hard surface, cement or rock area. In order to do that, you have to be behind the front building line and 3/5 feet off the side yard building line. So those people would be allowed/required to have additional concrete but if you want to extend your driveway because you have multiple vehicles, you cannot do this because of the way the ordinance is being interpreted now. That is kind of a problem for me. She added that she felt it would be a good idea to continue this discussion with the entire Zoning Board of Appeals present.

Vice-Chair Lesich asked if "paved areas" means concrete or asphalt or can it be rock area. He also wondered if the amount of hard surfacing allowed changed with the size of

the lot. Planner Sayre responded that “paved areas” meant concrete or asphalt, she did not believe that a distinction was made based on the size of the lot.

Board Member Menendez asked if this item could be placed under “Old Business” on The November agenda. She then requested Ordinances regarding this from other Communities at the next meeting.

b. Training Date Discussion

City Clerk Greenia indicated that Chair Farina had brought up at the Planning Commission Meeting that he would like to have a joint training session with the Planning Commission and Zoning Board of Appeals. She stated that she got clear dates last night at The Planning Commission meeting and was looking for dates that the Zoning Board of Appeals members could meet. She shared she would be getting back with them in the new few days with any “good” dates.

10. UNFINISHED BUSINESS OF THE BOARD

Nothing at this time.

11. MONTHLY REPORT

Planner Sayre reviewed the updated monthly report. She indicated that yesterday the Planning Commission had given Hockeyland Conditional Approval to remove provisions of shared parking from their conditions for site plan approval as well as remove the deceleration lane. She reviewed some other updates.

Board Member Menendez asked how the Planning Commission could remove the shared Parking agreement requirement whose stipulations were put in place by the Zoning Board Of Appeals. Discussion ensued on this question. Attorney Tomich stated she would provide an update at the November meeting on this matter.

Board Member Chimenti inquired about the Site Plan approval on the business at 31000 Groesbeck – the auto glass business. This was reviewed by Planner Sayre.

Vice-Chair Lesich asked if there was a date when the ZBA approved the variance on Hockeyland. He would like to review this. The variance for parking reduction was given on October 3, 2019.

Member Menendez asked what was happening in regard to Smokey Joe’s and their illegal sign. Attorney Tomich stated they were ticketed for it. She would like to verify this.

12. PLANNING COMMISSION LIASON MEMBER REPORT

Chair Farina was not at tonight’s meeting to give an update.

13. PUBLIC PARTICIPATION

No public to be heard.

14. MEMBERS COMMENTS AND ITEMS OF INTEREST

Nothing at this time.

15. ADJOURNMENT

Motion by Menendez supported by Burley to adjourn the meeting at 8:09 p.m.

AYES: Burley, Chimenti, Lesich, Menendez

NAYS: None

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser



City of Fraser

Building & Code Enforcement Department

NOTICE OF ZONING BOARD OF APPEALS HEARING

NOTICE IS HEREBY GIVEN that the City of Fraser Zoning Board of Appeals will meet on **Thursday, November 2, 2023** at 7:00 p.m. in the Fraser City Hall Council Chambers at 33000 Garfield Road, located at the southeast corner of Fourteen Mile and Garfield Roads, Fraser, Michigan for the purpose of conducting a Public Hearing and making a decision on the following request:

APPEAL #23-04:

VARIANCE REQUESTS / MONTICELLO COMPANY LLC

BY REASON OF:

SECTION 32-85-1-O, PROVISIONS PERTAINING TO ACCESSORY, FREESTANDING SIGNS

PURPOSE OF REQUEST:

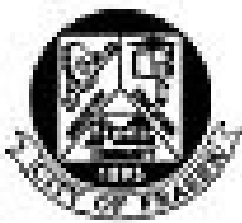
TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS TO INCREASE THE MAXIMUM FREESTANDING SIGN HEIGHT TO 11 FEET, 4.54 INCHES WHERE SECTION 32-85-1-O SPECIFIES THAT FREESTANDING SIGNS SHALL BE AT LEAST TEN (10) FEET AT THEIR LOWEST POINT ABOVE THE SIDEWALK LEVEL OR LESS THAN FOUR (4) FEET IN HEIGHT AT THE HIGHEST POINT.

PROPERTY IN QUESTION:

31471 UTICA ROAD, FRASER MICHIGAN, 48026

NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the proposed request in person, or by agent or attorney during the public hearing to be held on the date and time of the meeting. Pertinent information relating to the application may be reviewed at the Fraser Building Department during regular business hours which are 8:00 a.m. to 4:30 p.m., Monday through Friday at the Fraser City Hall, 33000 Garfield Road, Fraser, Michigan. Questions regarding the requested variance can be directed to the Planner, c/o Building Department at 586-293-3100. Written comments may be submitted to the Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or email to the Building Department at zoning@micityoffraser.com up to 4:30 p.m. of the meeting date.

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



City of Fraser

Building & Code Enforcement Department

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BY REASON OF:

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TO ACCESSORY, FREESTANDING SIGNS

PURPOSE OF REQUEST:

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ORDINANCE STANDARDS TO INCREASE THE
MAXIMUM FREESTANDING SIGN HEIGHT
TO 11 FEET, 4.54 INCHES WHERE SECTION
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Department Use Only:

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

**Application for Plan Examination and Building Permit
CITY OF FRASER BUILDING DEPARTMENT**33000 GARFIELD ROAD
FRASER, MI 48026OFFICE: (586) 293-3100 option 2
INSPECTION LINE: (586) 293-3100 ext. 153

APPLICANT STATUS (circle one):

OWNER

CONTRACTOR

OTHER

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

PROJECT

LOCATION/ADDRESS: (31467) 31471 Utica Rd., Fraser, MI 48026SUBDIVISION: Commercial LOT #: 001-00310-00PROPERTY #: 14-05-351-005 LOT/PARCEL SIZE: 214.54'W x 620.00'deep**TYPE OF PROJECT**

Single Family Residential

Multiple Family

Commercial

Industrial

Other Sign - (Pylon)**REQUEST FOR BUILDING PERMIT TO:**Construct

Complete

Addition to

Alter

Repair

Demolish

Other _____

New Building

Existing StructurePylon
Sign
by
Road

Garage

Deck

Roof

Pool/Spa

Shed/Accessory Building

Other _____

GENERAL DESCRIPTION OF PROJECT: Add to existing structure of pylon sign
Please see renderingProject Size (sq. ft) 136.54 Estimated Cost \$ 6,601.71 Number of Stories 1

LEGAL PROPERTY OWNER: Margaret Busighani

Home Address: [REDACTED] City: Romeo

State: MI Zip Code: 48065 Home Phone: [REDACTED] Fax: [REDACTED]

Work Phone: [REDACTED] Email: [REDACTED] Contact person: Susan Signarama

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

Contractor Name: Galaxy Sign and Hoisting (Lawrence Worden)

Address: 36886 Harper Ave City: Clinton Twp

State: MI Zip Code: 48035 Office Phone: 586-792-7446 Fax: N/A

Other Phone: N/A Email: sales@teamsignarama.com

☒ Check if you would like to receive notification of violations via email

Architect/ Engineer: _____

Address: _____ City: _____

State: _____ Zip Code: _____ Office Phone: _____ Fax: _____

Other Phone: _____ Email: _____ Contact Person: _____

Residential Builder's License # 5404599 Expiration Date: 12/31/23

Driver's License # [REDACTED] Expiration Date: 5/3/25 Date of Birth: 5/3/64

Federal Employer I.D. # [REDACTED]
(or Basis for exemption, i.e. homeowner, self-employed, etc)

Carrier Providing Workers Comp. [REDACTED]
(or Basis for exemption, i.e. homeowner, self-employed, etc)

MESC Employer # [REDACTED]
(or Basis for exemption, i.e. homeowner, self-employed, etc)

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

Section 23a of the state construction code act of 1972, Act No 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Applicant/Agent (printed): Lawrence Worden
(If other than the owner, attach Owner Authorization for this permit, i.e. signed contract or affidavit)

Signature of Applicant/Agent: Susan M. Beyer Date: 9/19/23

**THIS PAGE FOR
BUILDING DEPARTMENT USE ONLY**

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

Review comments/special stipulations: _____

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

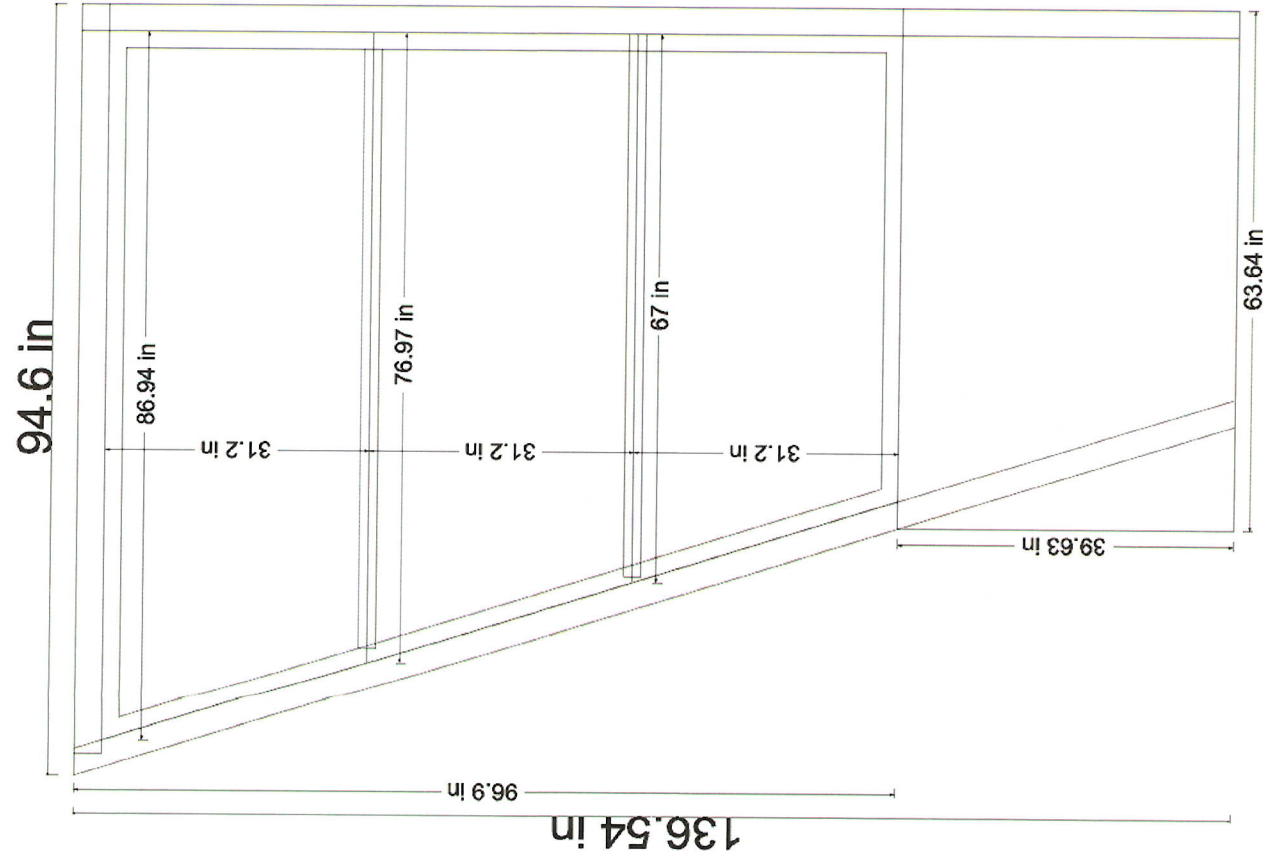
Application Fee.....	\$30.00
Building Permit Fee.....	_____
Zoning Fee.....	_____
Sewer Tap Fee.....	_____
Sewer Maintenance Fee.....	_____
Water Tap Fee.....	_____
Water Meter Fee.....	_____
Building Bond.....	_____
Plan Review Fee.....	_____
Underground Inspection Fee.....	_____
Tree Bond.....	_____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

Source: <http://www.fishbase.org>

[illegible]

(PRINTED NAME) (SIGNATURE) (DATE)

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



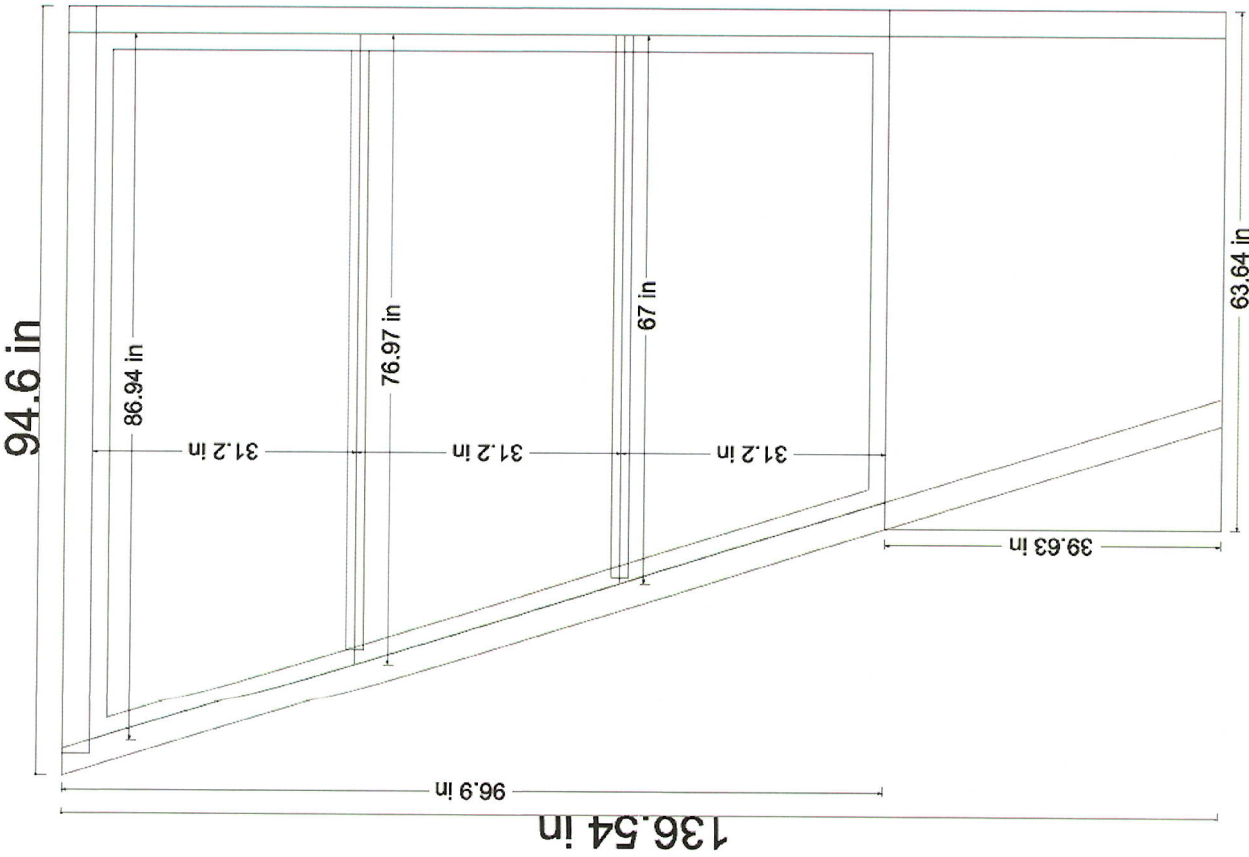
Sign Permit:
 Monticello Company LLC
 31471 Utica Rd
 Fraser, MI 48026

Materials:

New multi tenant pylon sign using existing poles.

Signarama®

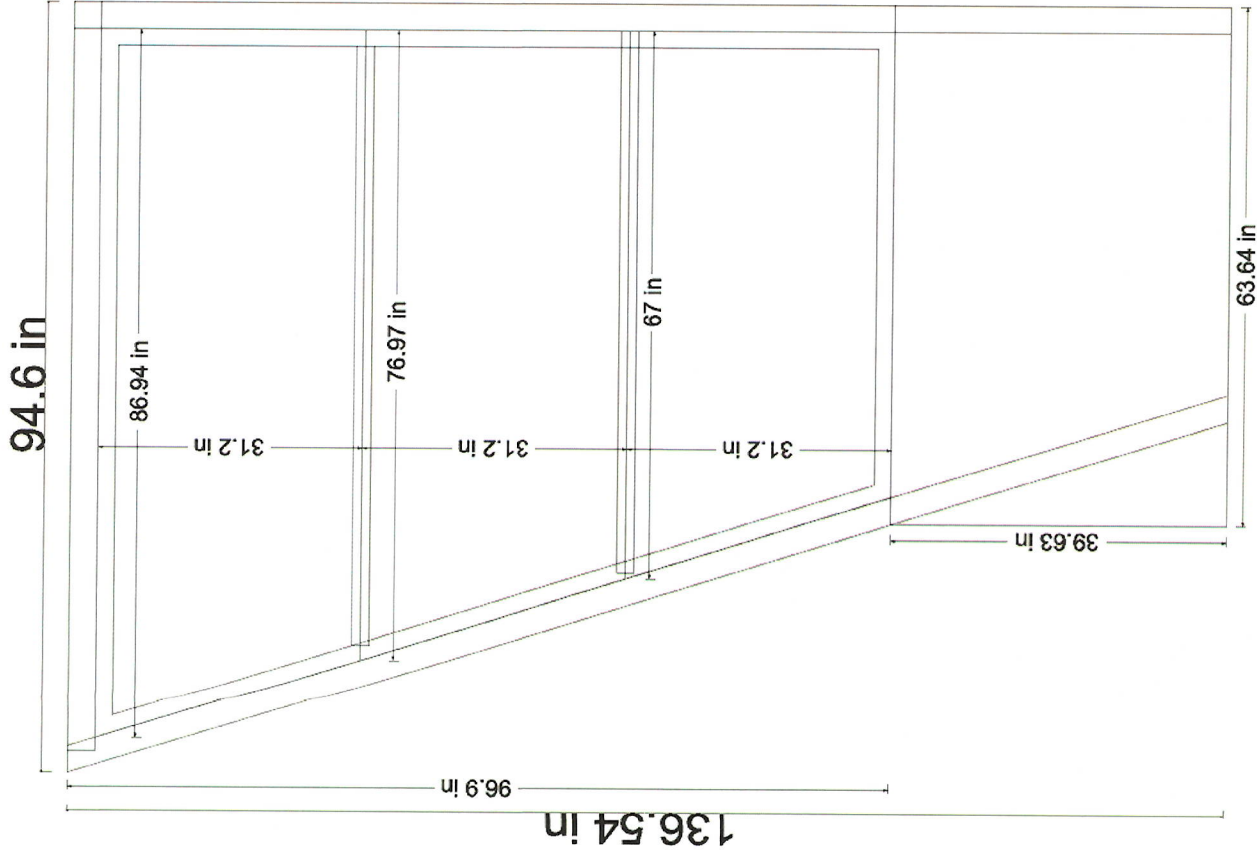
Phone: 586.792.7446 Fax: 586.792.7443
 36886 Harper, Clinton Twp., MI 48035 • teamsignarama.com



Sign Permit:
 Monticello Company LLC
 31471 Utica Rd
 Fraser, MI 48026

Materials:
 New multi tenant pylon sign using existing poles.

Signarama®
 Phone: 586.792.7446 Fax: 586.792.7443
 36886 Harper, Clinton Twp., MI 48035 • teamsignarama.com



Sign Permit:

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Site Permit:

Monticello Company LLC
31471 Utica Rd
Fraser, MI 48026

Materials:

New multi tenant pylon sign using existing poles.

Signarama®

Phone: 586.792.7446 Fax: 586.792.7443
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Site Permit:

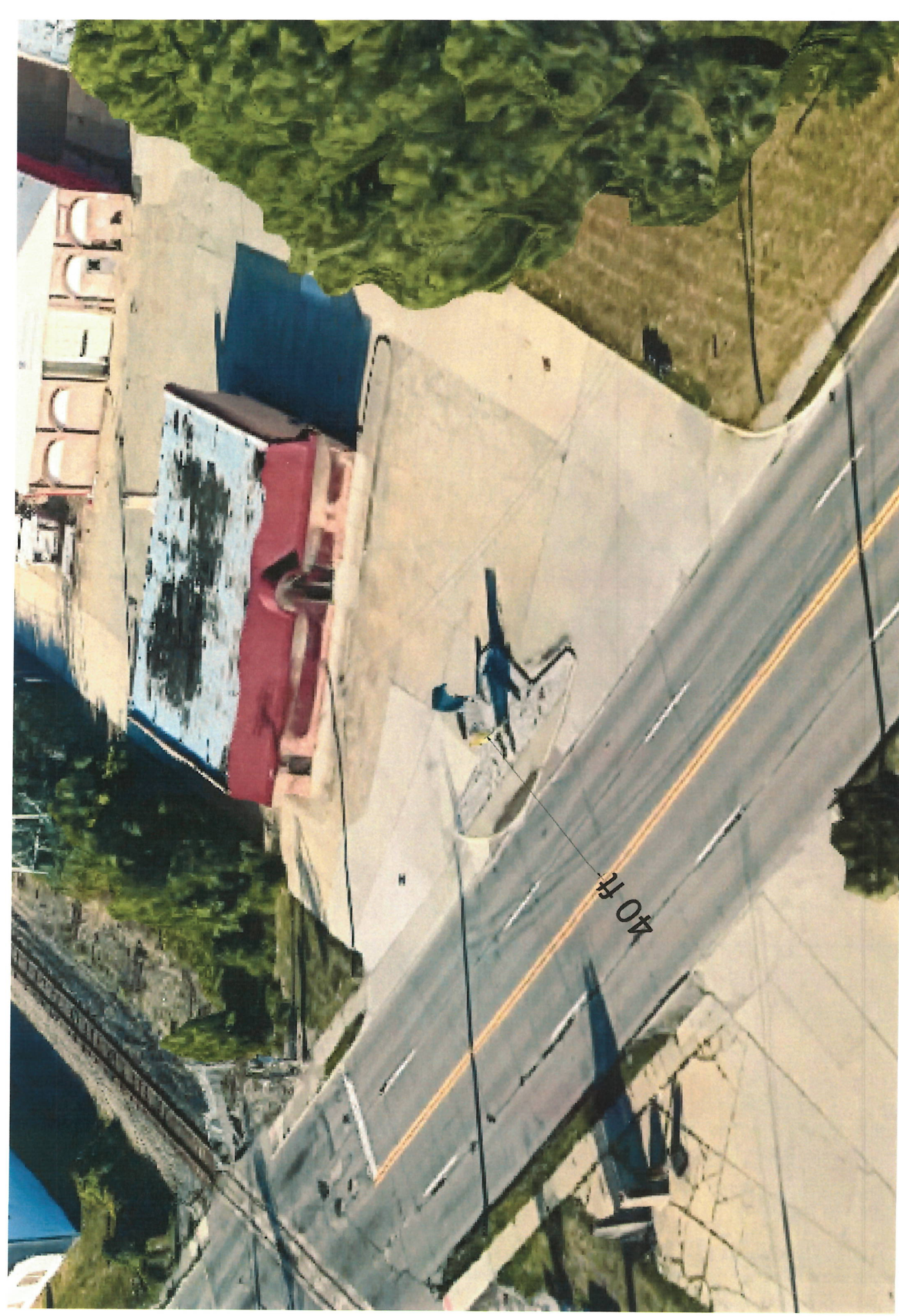
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Michigan Department of Licensing and Regulatory Affairs

Bureau of Construction Codes

Sign Specialist License

LAWRENCE WORDEN

Macomb, MI 48044

License No:

Expiration Date:

12/31/2023

DL#:

D.O.B.:

MESC/UIA#: 1435698

FED#: 208067734

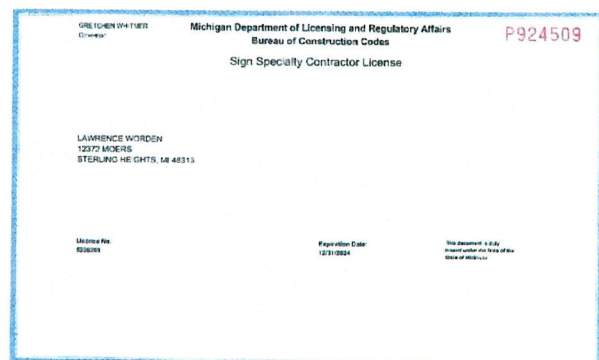
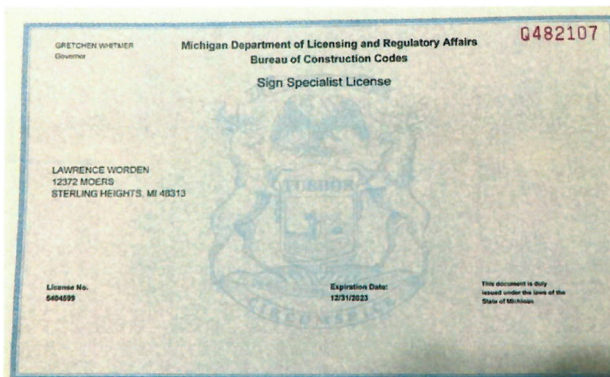
WC MIWAF 1000065334

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Sign Specialty Contractor License

LAWRENCE WORDEN
12372 MOERS
STERLING HEIGHTS, MI 48313

License No:
5306269

Expiration Date:
12/31/2024



- (h) The spacing requirements apply separately to each side of the highway.
- (i) The spacing requirements shall be measured along the near edge of the pavement of the highway between points directly opposite each sign.
- (3) No freestanding accessory sign shall be erected, displayed or substantially altered or reconstructed, except in conformance with the particular district requirements and following Schedule of Ground and Pylon Sign Regulations:
- a. Schedule of Ground and Pylon Sign Regulations
- Part I Maximums (OS, CN, OR, IR, IC Districts) ***

MOVING TRAFFIC LANES				
	TWO		FOUR OR MORE	
Speed Limit (MPH)	Area (sq. ft.)	Height (feet)	Area (sq. ft.)	Height (feet)
25 - 30	20	14	30	16
35 - 40	30	16	54	18
45 - 50	45	18	76	20

Part II Maximums (CBD and CG Districts) *

MOVING TRAFFIC LANES				
	TWO		FOUR OR MORE	
Speed Limit (MPH)	Area (sq. ft.)	Height (feet)	Area (sq. ft.)	Height (feet)
25 - 30	25	18	40	20
35 - 40	40	20	75	22
45 - 50	65	22	110	24

96 in

81 in

18 ft

135 in

3
1
4
6
7

CONTRACTORS
PIPE & SUPPLY
CORPORATION
296-6690
BACK BUILDING

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6
9

Sharp
Cutter Grinding Co., LLC
586-294-5224
CNC Mfg. & Regrind Service

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CONTRACTORS
PIPE & SUPPLY
CORPORATION
296-6690
BACK BUILDING

3
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Sharp
Cutter Grinding Co., LLC
586-294-5224
CNC Mfg. & Regrind Service

I have carefully reviewed this proof for spelling, colors, dimensions, etc. and understand my signature authorizes this order to be entered into production and once entered into production is unable to be revised or cancelled without incurring additional fees.

X

Signature for approval

Date

REVISION # (\$15 Charge Each Revision After 2nd)

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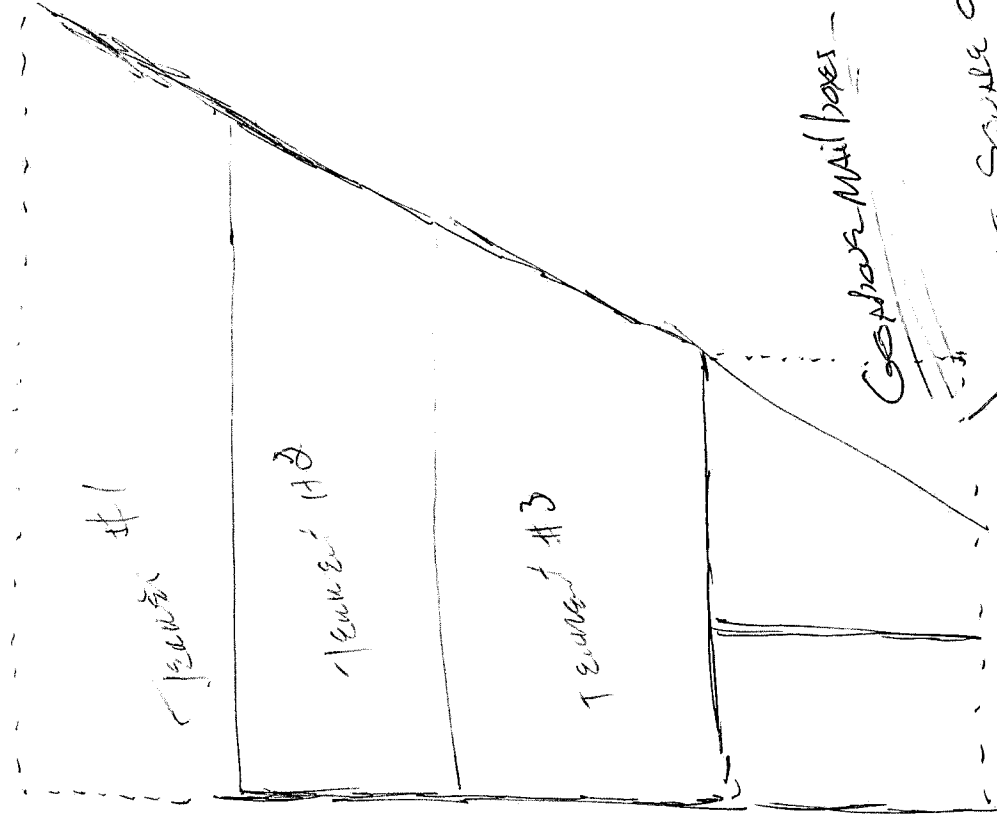
☐ 6

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EXISTING

#1
OPTION

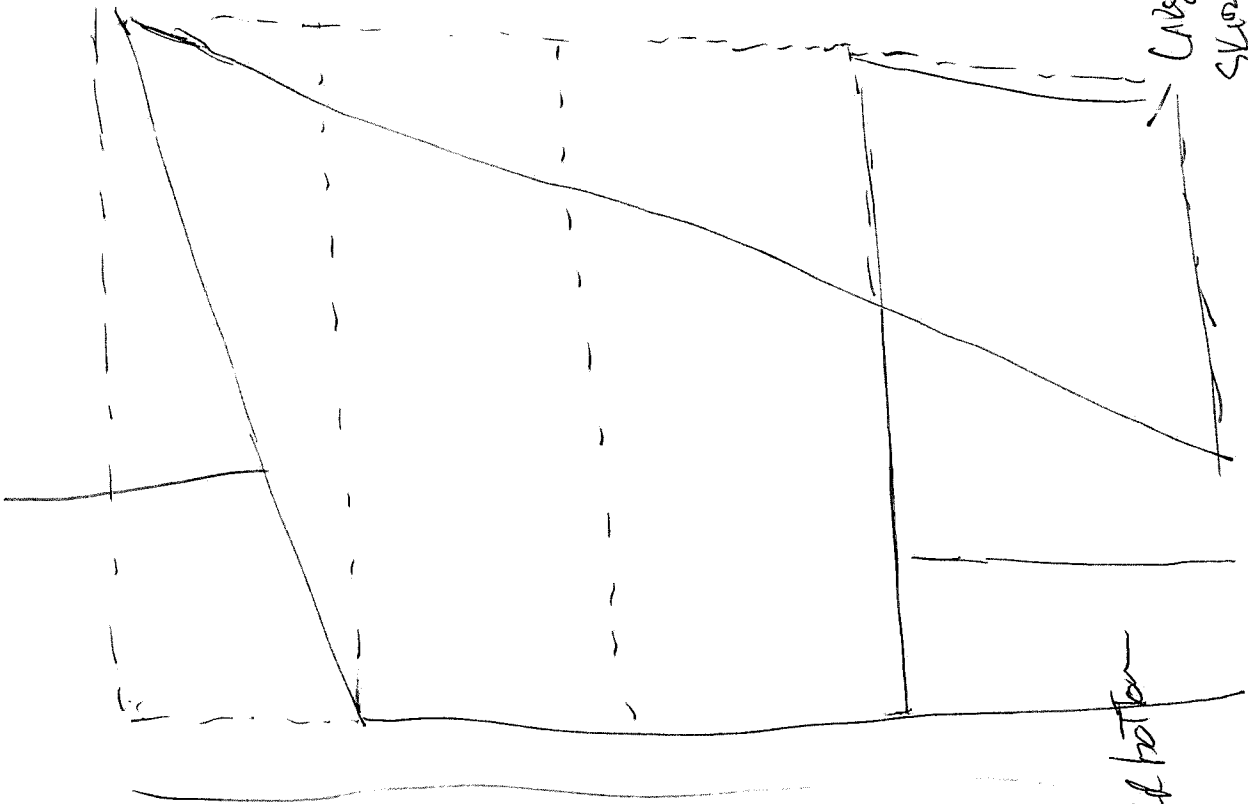


USE EXISTING
POST OFFICE

EXISTING MAILBOXES -

Start To Source off lot
+ covered
+ covered

OPTION #2
EXISTING



EXISTING

From: Zoning Zoning <zoning@micityoffraser.com>
Sent: Monday, October 9, 2023 2:36 PM
To: susan@teamsignarama.com
Subject: RE: 31471 Utica Rd variance form (INV-15299)
Attachments: ZBA Application_1.pdf

Hi Susan,

Attached is the application for appeals. Additionally, the applicant should include a letter of hardship addressing the following criteria, from the Zoning Ordinance, that the ZBA uses to determine if they will grant the appeal or not.

No variance in the provisions or requirements of this chapter shall be authorized by the board, unless the board finds evidence that all the following facts and conditions of a. thru d. exists or e. or f. exists independently.

- a. That there are exceptional or extraordinary circumstances or conditions applying to the property in question or as to the intended use of the property that do not apply generally to other properties in the same zoning district.***
- b. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.***
- c. That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest.***
- d. That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.***
- e. That the modification to setback, location, site or building requirements is sponsored by the planning commission for a specific proposal that benefits the city by providing better design or efficient use of the site or results in a more creative development (all fees to be paid by the applicant).***
- f. That phasing of required site plan improvements may be warranted because the cost of such improvements are relatively high in relation to the total cost of the applicant's development or addition. planning commission recommendations shall be required, together with a financial security in the amount of the deferred improvements.***

Please provide a response to the applicable items above. The application must be submitted no later than Thursday, October 12 to be added to the November 2 Meeting agenda.

Let me know if you have any questions.

Lauren Sayre
Planning and Zoning Consultant
City of Fraser, MI
(586) 293-3100, Ext. 153

From: susan@teamsignarama.com <susan@teamsignarama.com>
Sent: Monday, October 9, 2023 12:14 PM

To: Zoning Zoning <zoning@micityoffraser.com>
Subject: 31471 Utica Rd variance form (INV-15299)

Hello,

Please send the correct variance form. The existing sign is non-conforming.

Thank You,

Susan Berger – Client Account Specialist
36886 Harper Ave., Clinton Township, Mi 48035



(586) 792-7446

*Celebrating **20** years in business!*

10/10/23

Zoning Board of Appeals

City of Fraser

Regarding: Practical Difficulty Imposed by Ordinance for location 31471 Utica Rd, Fraser, MI 48026

To Whom this may concern:

We have a non-conforming sign located at 31471 Utica Rd, Fraser, MI 48026. Please see the Ordinance list attached specifically letters e and f. Our proposition is to utilize the existing sign structure to support a different design. This will improve the appearance of the sign. Also, adding to the current poles with their footings is in our budget, where as, removing and installing a new structure is very cost prohibitive.

Thank You for your consideration.

Sincerely,

Margaret Busignani

Owner of property located at 31471 Utica Rd

From: susan@teamsignarama.com
Subject: letter
Date: Oct 10, 2023 at 5:41:29 PM
To: busimt@comcast.net

10/10/23

Zoning Board of Appeals

City of Fraser

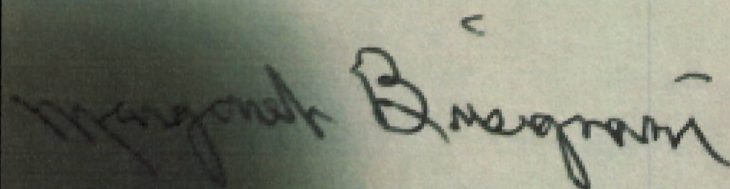
Regarding: Practical Difficulty Imposed by Ordinance for location 31471 Utica Rd, Fraser, MI 48026

To Whom this may concern:

We have a non-conforming sign located at 31471 Utica Rd, Fraser, MI 48026. Please see the Ordinance list attached specifically letters e and f. Our proposition is to utilize the existing sign structure to support a different design. This will improve the appearance of the sign. Also, adding to the current poles with their footings is in our budget, where as, removing and installing a new structure is very cost prohibitive.

Thank You for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret Busignani". The signature is written in a cursive, flowing style with a large initial "M" and "B".

Margaret Busignani

Owner of property located at 31471 Utica Rd



CITY OF FRASER
APPLICATION FOR APPEAL
ZONING BOARD OF APPEALS

Office Use Only

APPEAL # _____

DATE OF MTG. _____

DATE REC'D _____

RECEIPT #: _____

CIRCLE ALL THAT APPLY:

VARIANCE

APPEAL

TEMPORARY

INTERPRETATION

GENERAL LOCATION OF PROPERTY:

ADDRESS 31471 Utica Rd Fraser, MI 48026 CROSS STREETS: Utica North of Grosbeck

LEGAL DESCRIPTION (Lot number, subdivision, metes/bounds or attach on a separate sheet):

Assessor's Plat No. 7, Part of lot 118 Descas, Beg at NWLY COR SD
LOT 118, TH S23°01'38"E 214.46 FT, INCLUDES 31467 THRU 31473 UTICA RD
Lot # 001-00310-00

BASIS FOR REQUEST: (Hardship or practical difficulty imposed by Ordinance):

Non-Conforming Sign structure. Looking to utilize existing
poles to improve appearance.

SECTION OR ORDINANCE INVOLVED: Please see attached letter.

ZONING DISTRICT OF PROPERTY: IC - Industrial Controlled.

APPLICANT

NAME AND ADDRESSES OF PARTIES OF INTEREST AND/OR APPLICANT SETTING FORTH THE LEGAL INTEREST IN SAID PREMISES:

APPLICANT: Galaxy Sign and Hoisting (Lawrence Worden)

ADDRESS: 36886 Harper Ave, Clinton Twp, MI 48035

PHONE: 586-792-7446 INTEREST: Contractor

APPLICANT: Margaret Busignani

ADDRESS: 11132 Patty Ann Lane, Romeo, MI 48065

I (We) hereby request a hearing on the above-mentioned matter before the City of Fraser Zoning board of Appeals. The undersigned swear(s) the foregoing statements and answers herein contained and accompanied information and data are in all respects true and complete. I (we) grant permission to Members of the Zoning Board of Appeals and to the City of Fraser Administration to enter the land in order to view the outside premises in preparation for hearing our case.

Signature of Applicant: Lawrence Worden Date: 10/10/23

Signature of legal property owner (if not applicant): _____ Date: _____

To: busimt@comcast.net

RECEIPT #:

CIRCLE ALL THAT APPLY:

VARIANCE

APPEAL

TEMPORARY

INTERPRETATION

GENERAL LOCATION OF PROPERTY:

ADDRESS 31471 Utica Rd Fraser, MI 48026 CROSS STREETS: Utica North of Groesbeck

LEGAL DESCRIPTION (Lot number, subdivision, metes/bounds or attach on a separate sheet):

Assessor's Plat No. 7, Part of lot 118 Descas, Beg at NWLY COR SD
LOT 118, To S23°01'38"E 214.96 FT, INCLUDES 31467 THRU 31473 UTICA RD
Lot # 001 - 00310 - 00

BASIS FOR REQUEST: (Hardship or practical difficulty imposed by Ordinance):

Non-Conforming sign structure. Looking to utilize existing
poles to improve appearance.

SECTION OR ORDINANCE INVOLVED: Please see attached letter.

ZONING DISTRICT OF PROPERTY: IC - Industrial Controlled.

APPLICANT

NAME AND ADDRESSES OF PARTIES OF INTEREST AND/OR APPLICANT SETTING FORTH THE LEGAL INTEREST IN SAID PREMISES:

APPLICANT: Galaxy Sign and Hoisting (Lawrence Warden)

ADDRESS: 36886 Harper Ave, Clinton Twp, MI 48035

PHONE: 586-792-7446 INTEREST: Contractor

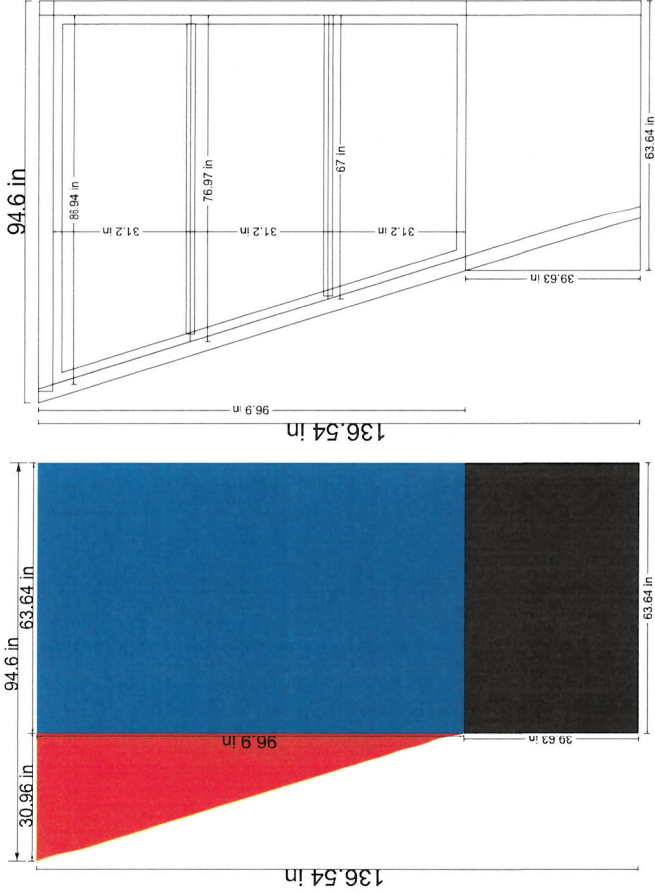
APPLICANT: Margaret Busignani

ADDRESS: 11132 Patty Ann Lane, Romeo, MI 48065

I (We) hereby request a hearing on the above-mentioned matter before the City of Fraser Zoning board of Appeals. The undersigned swear(s) the foregoing statements and answers herein contained and accompanied information and data are in all respects true and complete. I (we) grant permission to Members of the Zoning Board of Appeals and to the City of Fraser Administration to enter the land in order to view the outside premises in preparation for hearing our case.

Signature of Applicant: Lawrence Warden Date: 10/10/23

Signature of legal property owner (if not applicant): Margaret Busignani Date: 10/10/23



$(30.96" \times 96.9") / 144 = 20.83 \text{ SqFt}$
 $20.83 \text{ SqFt} / 2 = 10.42 \text{ SqFt}$
 Area of Red Triangle = 10.42 SqFt

 $(63.64" \times 96.9") / 144 = 42.82 \text{ SqFt}$
 Area of Blue Rectangle = 42.82 SqFt

 $10.42 + 42.82 = 53.24 \text{ Total SqFt}$
 of Sign Portion

Sign Permit:

Monticello Company LLC
 31471 Utica Rd
 Fraser, MI 48026

Materials:

New multi tenant pylon sign using existing poles.

Signarama®

Phone: 586.792.7446 Fax: 586.792.7443
 36886 Harper, Clinton Twp., MI 48035 • teamsignarama.com





proof for spelling, colors, dimensions, etc. and understand order to be entered into production and once entered into ised or cancelled without incurring additional fees.

X

Signature for approval

Date

ting process the colors shown may not ay vary slightly. If an exact color match Signarama, Clinton Twp. representative.

REVISION # (\$15 Charge Each Revision After 2nd)

✓ ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6

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MCKENNA

October 23, 2023

Hon. Members of the Zoning Board of Appeals
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

SUBJECT: ZBA REPORT #1: #23-04 VARIANCE REQUEST / MONTICELLO COMPANY LLC
APPLICANT: LAWRENCE WORDEN (GALAXY SIGN & HOISING)
SECTION: SECTION 32-85-1-O OF THE FRASER ZONING ORDINANCE, PROVISIONS PERTAINING TO FREE STANDING SIGN HEIGHT
LOCATION: 31471 UTICA ROAD, FRASER, MICHIGAN 48026

Members of the Zoning Board of Appeals:

We have reviewed the above referenced appeal for a free-standing sign height variance. This report provides our professional opinion about how the relevant sections of the ordinance that guide the ZBA's decisions apply to this requested variance.

VARIANCE REQUEST SUMMARY

The applicant, Lawrence Worden from Galaxy Sign & Hoisting, proposes to construct a 136.54-inch (11.38 feet) tall freestanding sign where signs "shall be at least ten (10) feet at their lowest point above the sidewalk level or less than four (4) feet in height at the highest point." (Sec. 32-85-1(O)). The proposed sign would utilize the existing poles but would enlarge the current non-conformity.

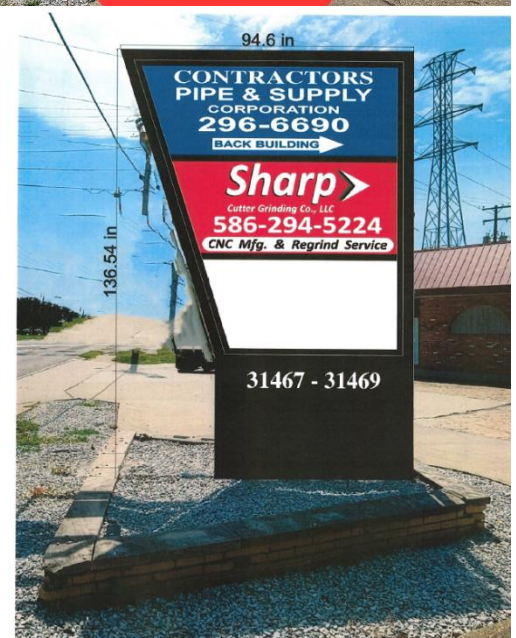
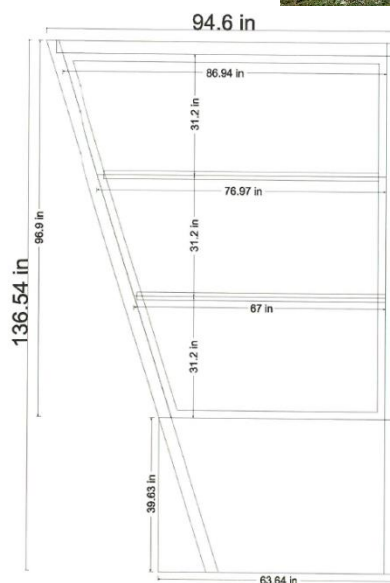
ADMINISTRATIVE STATEMENT OF FACTS

The applicant is Lawrence Worden from Galaxy Sign & Hoisting. Mr. Worden is a contractor for Signarama, who has contributed to the sign design and variance application process. The property owner is Margaret Busignani.

Section 32-207-1 states that "No such structure may be enlarged or altered in a way which increases its nonconformity. Such structures may be enlarged or altered in a way which does not increase its nonconformity."

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM



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Section 32-85-1(O) specifies that: “All accessory freestanding signs... shall be at least ten (10) feet at their lowest point above the sidewalk level or less than four (4) feet in height at the highest point. In addition, no freestanding sign shall be constructed in a manner as to impair observations of pedestrians and vehicles.”

The current sign is a nonconforming structure due to the setback from the road and the height of the freestanding sign. Since the location of the sign is not decreasing the setback, there is no variance needed for the setback nonconformity, since nonconformities may be altered as long as it does not increase the nonconformity.

A variance is required for the height of the freestanding sign since it is being altered in a manner that increases the nonconformity. The current sign is not the entire structure, but only the portion that is white and navy blue that contains text. This is the measurable sign and the height is under 11 feet. The proposed sign begins approximately 3.3 ft off the ground and is approximately 11.38 ft high, thus requiring a variance to be compliant with the Zoning Ordinance.

The proposed sign area is only the red, white, and blue portions of the entire structure and is under 54 sq. feet, which is compliant.

ZONING BOARD OF APPEALS VARIANCES AND BOARD ACTION RESTRICTIONS

The ZBA is a body of limited powers. §32-228 explains how Fraser administers variance requests. Where there are practical difficulties or unnecessary hardships in the way of strict enforcement of the zoning ordinance, the ZBA may grant appeals to vary or modify any zoning provisions that apply to dimensional standards like construction, structural changes in equipment, or alteration of buildings or structures. The ZBA's actions must uphold the zoning ordinance, secure public safety, and provide substantial justice for all property owners.

The ZBA must consider whether the property in question exhibits practical difficulty, like geographical or topographical conditions that impair its improvements without the modifications requested.

*As described in §32-228(a)(2), the ZBA must find evidence of evidence that all the following facts and conditions of a. through d. exists, or e. or f. exists independently, to grant a variance. Our comments related to the proposal follow each clause in **bold**.*

- a. That there are exceptional or extraordinary circumstances or conditions applying to the property in question or as to the intended use of the property that do not apply generally to other properties in the same zoning district.

Staff has not found any exceptional or extraordinary circumstances of this property that do not apply to other properties in the same zoning district.

The applicant has not provided any evidence of exceptional or extraordinary circumstance or conditions applying to their property.

- b. That such variance is necessary for the preservation and enjoyment of a substantial property right like that possessed by other properties in the same vicinity. The possibility of increased financial return shall not of itself be deemed enough to warrant a variance.

The applicant has verbally indicated that a sign of that height is needed to advertise the businesses hidden by the front building, however staff does not find evidence that a height-conforming sign would not adequately advertise the building. The applicant has indicated that a compliant sign is cost prohibitive.

- c. That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest.



Staff has not received any comments from adjacent properties. The sign height may impair vehicular traffic sight lines, however it should be noted the proposed sign was designed to try and minimize visibility limitations and that the existing sign structure is a similar height.

- d. That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.

Staff has not found any evidence that the request is not general or recurrent in nature. The applicant has not provided any evidence that the request is not general or recurrent in nature.

or

- e. That the modification to setback, location, site or building requirements is sponsored by the Planning Commission for a specific proposal that benefits the City by providing better design or efficient use of the site or results in a more creative development (all fees to be paid by the applicant).

The Planning Commission did not sponsor this proposal as a part of a site plan and/or special land use approval.

or

- f. That phasing of required site plan improvements may be warranted because the cost of such improvements is relatively high in relation to the total cost of the applicant's development or addition. Planning Commission recommendations shall be required, together with a financial security in the amount of the deferred improvements.

The applicant cannot meet the zoning ordinance's standards through phasing or deferment; therefore, the scenario in subsection f. does not apply.

CONCLUSION

We recommend the ZBA consider the applicant's justifications of hardship to determine if a variance is warranted. Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination.

Please let me know if you have any questions. We will attend the ZBA meeting on November 2, 2023.

Respectfully submitted,

McKENNA

Lauren Sayre
Assistant Planner

Cc: Applicant
Elaine Leven, City Manager
Bruce Eck, Building Official
Don Denault, City Attorney



Memorandum

TO: City of Fraser Zoning Board of Appeals
FROM: Lauren Sayre, City Planner
SUBJECT: Ordinance Discussion: Driveway Expansion
DATE: September 28, 2023

The intention of this memo is to summarize the recent Zoning concerns planning staff has been receiving from residents of Fraser regarding residential driveway expansions.

BACKGROUND ON DRIVEWAY EXPANSION REQUESTS

Planning Input

The planning department has been receiving a lot of calls and inquiries about residential driveway expansions. Essentially, individuals want to add room for another car to park on the driveway or extend it a couple feet into the front or side yard. Staff is under the impression that the Ordinance restricts the expansion of the driveway into the front or side yards given Sec. 32-92(10):

"Residential off-street parking spaces for one and two-family uses shall consist of a parking strip, driveway, garage, carport, or combination thereof, and shall be located on the premises they are designated to serve. Parking shall be restricted to paved areas. Paved areas shall not be permitted in any required side yard or any required front yard (except the driveway located in the front yard) unless it is necessary to provide access to a side entry garage, detached garage, or side or rear required parking space(s). Horseshoe drives may not be used to satisfy the parking requirements."

Staff notes that a lot of the uncertainty comes from the lack of definition of a driveway and lack of any dimensional standards. Given that paved areas are only permitted in any required side or front yard unless it is necessary to provide access to a garage or rear parking, Staff would interpret the driveway being only for access to these parking, so it should not be expanded to provide more parking. However, this is difficult to enforce.

Staff believes the intention of the Ordinance is to limit paved surfaces in front and side yards, but if someone builds a new house, there is currently no limit (that we are aware of) of how much paved surface they can have in the front, as long as it is for the "driveway."

Building Input

The former building inspector was under the impression that driveways could be expanded in the front or side yards.

City Attorney Input

Don DeNault provided the following input:

Simplistically speaking, the "driveway" is the pavement leading to the garage (with occasional exceptions). Adding front or side yard pavement that happens to abut or connect to the driveway does not make that pavement part of the driveway. It's front or side yard pavement, or "paved area," and most communities (including Fraser) have ordinances consistent with not allowing that. We do see some semantics at times, and other issues tend to arise out of these requests (paving in the right-of-way, fencing locations, clear vision sight triangles, decorative



expansions, lot coverage, impervious surface limits, etc.), but we have generally seen consistency in the conclusion that “extra pavement” is not “driveway” as that term was intended to be applied.

PLANNING STAFF REQUEST

Planning Staff is requesting that the ZBA clarify the intention of the Zoning Ordinance as it relates to residential driveway expansions and if they are permitted or not. Additionally, we request that the ZBA consider a text amendment to Sec. 32-92(10) or a text amendment to add the definition of a driveway is appropriate.



City of Fraser

CENTENNIAL COMMUNITY

CITY MANAGER
Elaine Leven
CITY CLERK
Cynthia Greenia

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

To: Planning Commission

Date: 10/25/2023

From: City Clerk Greenia

Re: Interview of Candidates

The City of Fraser Zoning Board of Appeals should consists of seven (7) members who are registered electors of the City. The current make-up of the Commission is as follows:

COMMISSION MEMBER	TERM EXPIRES
Mark Burley	12/31/2025
Joseph Chimenti	12/31/2024
Frank Farina	12/31/2025
Matt Goodell	12/31/2025
Rosanne Menendez	12/31/2024
Michael Lesich	12/31/2023
VACANCY	12/31/2025

In following with the City of Fraser's process for (re)appointing Board and/or Commission members, the body itself conducts interviews and then either recommends appointment of those candidates to City Council or not.

Zoning Board of Appeals Member Michael Lesich has a term that will expire on December 31, 2023. I have inquired as to whether or not he wished to apply for a reappointment to the Board. He has agreed to do so.

Tonight, the Zoning Board of Appeals will interview Mr. Lesich, or in this case you may just decide to recommend him to City Council for reappointment. The term is for three (3) years.

If you decide to recommend his reappointment to City Council, I will need a motion to recommend this with a term end date of December 31, 2026.

APPLICATION FOR APPOINTMENT TO CITY BOARDS & COMMISSIONS

APPLICATION MAY BE SUBJECT TO PUBLIC VIEW



www.MICityOfFraser.Com

City of Fraser
33000 Garfield Road
Fraser, MI 48026
(586) 293-3100
cityclerk@micityoffraser.com

LAST NAME		FIRST NAME		M.I.	
Lesich		Michael		T	
ADDRESS (number & street)					
CITY	STATE	ZIP CODE	CELL PHONE	HOME PHONE	
Fraser	MI	48026			
NAME OF BOARD/COMMISSION YOU ARE APPLYING FOR				TERM ENDING (IF KNOWN)	
Zoning Board of Appeals					
REASON FOR INTEREST IN THIS BOARD (please list activities & special qualifications)					
As a councilmember for six years, I have become familiar with city ordinances, codes, and the decision processes involved in making changes to accommodate development and specific needs. I would like to continue to serve the city in some capacity.					
EDUCATION (please list schools, diplomas, degrees, professional certificates, etc.)					
Oakland University, BS Business Administration/Management Information Systems, Citizen Planner course through MSU Extension (2019).					
CURRENT EMPLOYMENT					
COMPANY NAME			YOUR TITLE/POSITION		
Woodhill Group LLC			Program Manager - Water/Sewer Utiliti		
COMPANY ADDRESS (number & street)					
CITY	STATE	ZIP CODE	OFFICE PHONE	OFFICE CELL PHONE	
PLEASE LIST YOUR RESPONSIBILITIES					
Rate reviews, rate planning, ordinance revisions, consultation with municipal clients on same.					

PLEASE ATTACH YOUR RESUME OR OTHER INFORMATION AND RETURN TO CITY HALL OR EMAIL CITYCLERK@MICITYOFFRASER.COM

Rev 1/2022

Received by _____ Date _____



Monthly Planning & Zoning Report

For October 2023

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

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

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

PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
#SP21-08 34400 Utica Hockeyland Outlot	Site plan approval with conditions granted on August 4, 2021.	Site plan approval extended for 12 months, August 2, 2023, subject to site plan amendment approval. Approved to apply for foundation permits. Revised site plan approved at September PC meeting. CofO contingent on satisfaction of all PC conditions of approval. Lot split application approved in October 2022. Approved to move forward with the process without finalized parking agreement. Construction underway. Planning Commission conditionally approved the site plan with amendments to the conditions regarding off-site shared parking agreements.
#SP22-01 / SLU22-01 34360 Utica Shooter's Bar & Grill	Special Land Use and Site Plan application to install an outdoor patio at 33460 Utica (Shooter's).	Patio construction begun without permit and contrary to approved site plan – stop work order issues. Pending fulfillment of site plan approval conditions. Applied for a larger than approved patio building permit – denied. Still awaiting for conditions to be met before applicant can move forward with construction. Patio has been removed. Unaware if patio will be replaced at this time.
#SP22-03 33180 Groesbeck Retail	Site plan application to renovate the façade and improve the site of the 33180 Groesbeck Retail Center	Variance for non-site obscuring, ornamental four-foot fence forward of the front building line approved at November ZBA meeting.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		Pending revised site plan submission and City receipt of cross-access agreements. Final site plan approval granted at June 7th, 2023 Planning Commission meeting with condition of the elimination of the cross-access agreement.
<i>SLU23-01</i> <i>31000 Groesbeck Hwy</i>	Special Land Use application to operate an auto repair shop in the CG district.	Postponed at August 2, 2023 Planning Commission meeting until September 6, 2023 for applicant to submit full site plans. Site plan and SLU approved on September 6, 2023. Pending final site plans.
<i>ZBA22-01</i> <i>Like Nu Carpet Cleaning</i>	Variance request at 34155 Kelly Road to place a ground sign closer to the road centerline than allowed, and to place an additional (wall) sign on the building. Two variances were granted on March 3, 2022.	Sign permit process initiated by applicant, awaiting revised drawings for compliance with Ordinance and variance granted. Applied for wall sign permit approved at ZBA. Ground sign still not applied for.
<i>ZBA22-04</i> <i>33180 Groesbeck Retail</i>	Variance request to erect a structure meeting the definition of a fence between the front building line and the property line.	Variance granted at the November ZBA meeting, pending PC approval of the fence design.
<i>ZBA22-05</i> <i>16841 E 14 Mile Road</i> <i>Smokey Joe's</i>	Variance request to erect an additional wall sign and keep existing 59.5 square foot wall sign.	Variance request was postponed giving the applicant the opportunity to revise plans and come back to the May 18, 2023 ZBA meeting. Variance denied at May 18, 2023 ZBA meeting.
<i>ZBA23-01</i> <i>31475 Utica Road</i> <i>Devon Storage</i>	Variance request for relief of side yard setback requirement from an adjacent residential district.	Variance granted with conditions at May 18, 2023 ZBA meeting. Planning Commission to grant final approval.
<i>ZBA23-02</i> <i>34835 Utica Road</i> <i>Meijer</i>	Variance request for 2 (two) additional wall signs at Meijer and 1 (one) additional wall sign at Meijer Gas station.	Variance request to be seen at a ZBA special meeting, June 20, 2023. Variance for extra signage approved at June 20th, 2023 meeting.
<i>ZBA23-03</i> <i>17157 Anita</i>	Application for residential variance for rear and side yard setbacks for attaching detached garage to primary residence.	Application to be seen at July 20, 2023 Zoning Board of Appeals meeting. Postponed until August 3, 2023 Zoning Board of Appeals meeting.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		Application denied at August 3, 2023 meeting.
SP23-03 / ZBA23-04 32660 Utica Road Strip Mall	Site plan to convert a coin-operated car wash into a 3-unit commercial strip mall. Variance request to reduce the front setback from 70 ft to 35 ft.	Preliminary site plans reviewed. Applicant contacted for revised site plans. Postponed until October 4, 2023 Planning Commission Meeting. Variance request for front parking setback reduction granted for October 5, 2023 ZBA.
ZBA23-05 31471 Utica Road	Sign Variance for industrial site to increase the height of a freestanding sign to 11 ft where free standing signs must be below 4 ft of above 10 ft	Scheduled for November 2, 2023 ZBA Meeting.

LOOKING FORWARD

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

CONTACT US

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

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