



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

**Fraser Planning Commission Agenda
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, February 1, 2023 @ 7:00 p.m.**

1. Call Meeting to Order/Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Chairperson's Opening Remarks
5. Approval of Minutes – January 4, 2023
6. New Business
 - a. Public Notices: None
 - b. Site Plan and Other Review
 1. SP2208 31475 Utica Road, Devon Storage
 - c. 2022 Fraser Annual Planning Program
 - d. Set Public Hearing Date for Zoning Ordinance Amendment
7. Unfinished Business: None
8. Public Communication on Non-Agenda Items
9. Zoning Board of Appeals Member Liaison Report
10. Commissioners' Comments and Items of Interest/Concern
11. Adjournment

POSTED: January 25, 2023

33000 Garfield, Fraser, MI 48026 – (586) 293-3100 – www.micityoffraser.com

5. Approval of Minutes January 4, 2023

Contents

- 1. Draft Minutes 2023-01-04 Planning Commission**



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PLANNING COMMISSION MINUTES CITY OF FRASER 33000 GARFIELD, FRASER, MI 48026 JANUARY 4, 2023 DRAFT

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, January 4, 2023 at 7:00 P.M. The meeting was held in City Council Chambers, 33000 Garfield Road, Fraser, MI 48026.

1. CALL MEETING TO ORDER

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

Chairman Warunek led the Pledge of Allegiance

2. ROLL CALL

PRESENT: Barr, Czarnecki, Farina, Meyer, Perry, Keil and Warunek

ABSENT: None

OTHERS: Planner Andrew Littman, Attorney Haley Tomich, Planner Alicia Warren,
City Clerk Greenia

3. APPROVAL OF AGENDA – REGULAR MEETING JANUARY 4, 2023

Motion by Keil supported by Farina to approve the Planning Commission Agenda for the January 4, 2023 City of Fraser Planning Commission Meeting as presented.

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

NAYS: None

Motion Carried

4. 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.

5. APPROVAL OF MINUTES – REGULAR MEETING NOVEMBER 2, 2022

Motion by Meyer second by Perry to approve the minutes of November 2, 2022 as amended.

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

NAYS: None

Motion Carried

At this time, Commissioner Farina asked if Planning Commission could get an update on the status of all of the shared drive and parking agreements from the attorney's office.

6. NEW BUSINESS

A. Public Notices – none at this time

B. Site Plan and Other Reviews: None at this time

C. Zoning Ordinance Text Amendment: Sec. 32-221 Establishment of Board

Discussion was had on the proposed amendment to the Zoning Ordinance. The addition of allowing City Council to appoint as many as two (2) alternates was reviewed. Planner Littman and Attorney Tomich fielded questions on this matter.

The process of getting this proposed DRAFT amendment to City Council was had. It was noted that Planning Commission's role was to review the DRAFT and then either recommend or not recommend approval of the Zoning Ordinance amendment to City Council. Chairman Warunek stated he was happy to see this proposed amendment.

Motion by Farina, supported by Keil to recommend to City Council approval of the proposed amendment to City of Fraser Zoning Ordinance Section 14.00, Codified as Section 32-221 of the City Code of Ordinances regarding giving City Council authority to appoint as many as two (2) alternate members to the Zoning Board of Appeals.

Commissioner Farina asked that the ZBA be made aware of this proposed amendment tomorrow night.

Roll Call Vote:

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

NAYS: None

Motion Carried

D. Planning Commissioner Vacancies and Candidates Interviews

Planning Commissioner Kathy Czarnecki term has officially ended as of December 31, 2022. She has submitted her application for reappointment to the Planning Commission for another three (3) year term. There were no other applicants to fill this vacancy at this time.

Planning Commission discussed this matter and agreed that Commissioner Czarnecki was a great asset to the City of Fraser and its Planning Commission.

Motion by Farina, supported by Warunek to recommend to City Council the reappointment of Kathy Czarnecki to the City of Fraser Planning Commission with a term ending December 31, 2025.

Roll Call Voted:

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

NAYS: None

ABSTAIN: Czarnecki

Motion Carried

E. Elect Planning Commission Officers

Nominations were held for the office of Planning Commission Chairman as follows:

Nomination by Farina with support by Warunek for Kathy Czarnecki to be Chairman of the City of Fraser Planning Commission.

Commissioner Czarnecki accepted the nomination.

Hearing no other nominations, according to the Planning Commission By-Laws, Kathy Czarnecki was deemed to be the City of Fraser Planning Commission Chairman through December 31, 2023.

Discussion was had about concerns that Commissioner Czarnecki would not be approved by City Council by the time of the next Planning Commission meeting. City Clerk Greenia indicated she would speak to City Manager Leven to see if they could add this item to the agenda for next week.

Nominations were held for the office of Planning Commission Vice-Chairman as follows:

Commissioner Keil with support from Commissioner Czarnecki nominated Frank Farina for the office of City of Fraser Planning Commission Vice-Chairman.

Commissioner Farina accepted the nomination.

Commissioner Czarnecki with support from Commissioner Barr nominated Commissioner Perry for the office of City of Fraser Planning Commission Vice-Chairman.

Commissioner Perry accepted the nomination.

At this time a silent vote was taken for the office of the City of Fraser Planning Commission Vice-Chairman.

Attorney Haley Tomich counted the votes. Commissioner Perry received four (4) votes for the office of Vice-Chairman Commissioner Farina received three (3) votes for the office of Vice-Chairman.

Commissioner Perry was deemed as Vice-Chairman of the City of Fraser Planning Commission at this time through December 31, 2023.

Nominations were held for the office of Planning Commission Secretary as Follows:

Commissioner Warunek with support from Commissioner Czarnecki nominated Commissioner Keil for the office of the City of Fraser Planning Commission Secretary.

Commissioner Keil accepted the nomination.

Hearing no other nominations according to the Planning Commission By-Laws Commissioner Keil was deemed to be the Secretary of the City of Fraser Planning Commission through December 31, 2023.

F. 2023 Planning Commission Calendar

Discussion of the proposed meeting Calendar was had. Concern was with the proposed meeting on July 5, 2023.

Motion by Czarnecki, supported by Keil to approve the City of Fraser Planning Commission 2023 meeting dates as recommended excepting the July 5, 2023 meeting will be changed to July 17, 2023.

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

NAYS: None

Motion Carried

July 17, 2023 is a Monday.

7. UNFINISHED BUSINESS

Nothing at this time.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

Nothing at this time.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina noted they had not had a meeting since October of 2022. Mr. Michael Lesich was a new Zoning Board of Appeals member.

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

Commissioner Barr had no comment but wished everyone a very happy 2023.

Commissioner Czarnecki thanked everyone for their nomination.

Commissioner Farina noted he would like to see some update on items on the monthly Planning and Zoning Report. He wanted to see all the parking lot and driveway agreements.

He then shared there was a fish fry at the Knights of Columbus this Friday. It was the last one of the year. It would begin at 4:00 p.m. and run until 6:00 p.m.

Commissioner Keil had nothing at this time.

Commissioner Meyer had nothing at this time.

Commissioner Perry had nothing at this time.

Chairman Warunek thanked everyone for allowing him to serve as Chairman Of the Planning Commission.

Commissioner Farina then had a few other comments. He wondered when the Annual Planning and Zoning Report would be coming out. Planner Littman stated they would have it at their next meeting

Commissioner Czarnecki had concerns regarding Site Plan 2022-03 and the fact that there appears to be tenants in the building already. She asked if that was allowable without final Site Plan Approval?

Commissioner Farina stated there were some newer members on the Zoning Board of Appeals and Planning Commission. He would like to see McKenna pair with our Attorneys to set up a training session for everyone like they had a few years ago. He would like this done free of charge to the City, perhaps in December of this year.

He stated he would like to know what was happening to the proposed updated Sign Ordinance that Mr. Urbiel was working on. Mr. Littman stated he would check into that and start working on it.

11. AJDOURNMENT

Motion by Farina supported by Keil to adjourn the meeting at 7:51 p.m.

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

NAYS: None

Motion Carried

Respectfully Submitted,

Cindi Greenia, Clerk
City of Fraser

6. New Business

b. Site Plan and Other

1. SP 2022-08 31475 Utica Road DEVON STORAGE

Contents:

- 1. Site Plan Application**
- 2. Planner's Review**
- 3. Site Plan**

Meeting Date: _____
Application #: _____

☒ Site Plan ☐ Special Land Use

Please print/type name below signature

Site Plan Review Summary

Site plan dated December 19, 2022

SP22-08

City of Fraser, Michigan



SITE ADDRESS / LOCATION 31475 Utica Road	APPROVING BODY Planning Commission	PUBLIC HEARING DATE n/a
STAFF REPORT CONTACT INFORMATION Building Clerk – Jennifer Mellar – (586) 293-3100 ext. 154 Planning Consultant – Andrew Littman – (248) 596.0920	APPLICANT / PROPERTY OWNER Devon Self Storage Holdings LLC	

BRIEF SUMMARY OF REQUEST:

The applicant, Devon Self Storage Holdings, proposes to convert an existing building into one featuring 61,690 sq. ft. of climate-controlled storage space, as well as construct nine smaller drive-up storage buildings totaling 24,198 sq. ft. Part of the 4.4-acre site is zoned IC (Industrial Controlled), while the remaining part is zoned IR, (Industrial Restricted).



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	IR – Industrial Restricted & IC – Industrial Controlled; General Industrial	Neighboring properties zoned IR – Industrial Restricted, IC – Industrial Constructed, and RM – One Family Residential	Renovation of one existing building and construction of nine new storage buildings	Total site area = 4.4 acres 235 ft. frontage on Utica Road

Compatibility with Zoning Ordinance

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

Compatibility with Master Plan

The subject site is located within the Master Plan's General industrial District which is designated for medium to high intensity Industrial uses, as well as large corporate campuses.

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

PLANNER RECOMMENDATION

OBTAIN REQUIRED VARIANCES,
REVISE AND RESUBMIT

ATTACHMENTS

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

Review Against Zoning Standards



1. IC, Industrial Controlled District (Section 32-144) & IR, Industrial Restricted (Section 32-143)

a. Zoning and Land Use

The applicant, Devon Self Storage Holdings, proposes to convert an existing building into one featuring 61,690 sq. ft. of climate-controlled storage space, as well as construct nine smaller drive-up storage buildings.

Part of the 4.4-acre site is zoned IC (Industrial Controlled District), while the remaining part is zoned IR, Industrial Restricted. The IC District is established: "...*primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations whose external physical effects will be felt to some degree by surrounding districts. The district is so structured as to permit, in addition to IR industrial restricted uses, the manufacturing, processing and compounding of semi-finished or finished products from raw materials.*"

On the other hand, the IR District is established: "...*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.*" As such, storage is a permitted use in both zoning districts.

b. Dimensional Requirements (Section 32-143 (3) & Section 32-144 (3))

The dimensional requirements for the IC and IR Districts are shown in the table below:

Requirement Type	IC District Requirements	IR District Requirements	Subject Site	Requirements Met
Minimum Lot Size	20,000 sq. ft.	20,000 sq. ft.	4.4 Acres / 191,664 sq. ft.	Yes
Minimum Lot Width	100 ft.	80 ft.	235 ft.	Yes
Front Yard Setback	110 ft.	100 ft.	110 ft.	Yes
Side Yard Setback	20 ft.*	20 ft.**^	Varies	No (Buildings C, D, F, and G do not comply)
Rear Yard Setback	20 ft.	20 ft.	Varies	Yes

*If exterior yard borders a residential district, the side yard setback is 100 feet.

**If exterior yard borders a residential district, the side yard setback is 50 feet.

^No side yard is required along one interior side lot line, except as otherwise specified in the Building Code and provided, further, that no side yard of less than five (5) feet in width shall be left between the lot line and building.

This development is planned to consist of ten separate buildings. The large existing building has insufficient side and rear yard setbacks; however, it is a legally non-conforming use. Four of the eight smaller storage buildings have insufficient side yard setbacks. Buildings C and D (which are in the IC District) are required to have a minimum side yard setback of 100 feet from the adjacent RM Zoning District. However, the side yard setbacks between these buildings and the RM District are 60 feet and 83 feet, respectively. Additionally, Buildings F and G (also in the IC District) are both nearly touching the property line to the southwest. These four buildings each require a variance.

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

a. Parking

Under the City's Zoning Ordinance, the minimum number of off-street parking spaces required for self-storage units equals 2 spaces for the caretaker's unit plus 1 space per 50 square feet of floor area used for office purposes.

Since the proposed development features 1,000 sq. ft. of office space, a total of 22 spaces are required ($2 + 1,000/50$). The applicant's plan provides 25 parking spaces, and therefore is in compliance

Standard	Required	Provided
2 spaces for the caretaker's unit, plus one (1) space per fifty (50) sq. ft. of floor area used for office purposes	22 Spaces	25 Spaces

b. Ingress / Egress

Section 32-94(15) states that "adequate ingress and egress to the parking lot by means of clearly limited and defined paved drives shall be provided for all vehicles. All parking areas shall be provided with an entrance and exit from the abutting public thoroughfare. Such entrance and exit may be combined as one, which shall be thirty (30) feet in width." The proposed plan shows one existing drive off of Utica Road that serves as the only ingress and egress point for the site. It is paved and measures roughly 40 feet in width. Thus, this zoning requirement is satisfied.

c. Loading/Unloading

Section 32-97 of the Zoning Ordinance requires at least one loading/unloading space for each building that has over 1,400 sq. ft. in gross floor area. Specifically, one space is required for buildings that have between 1,401 sq. ft. and 20,000 sq. ft. in gross floor area. For buildings that have between 20,000 sq. ft. and 100,000 sq. ft. in gross floor area, the required number of loading/unloading spaces equals one (1) space, plus one (1) space for each 20,000 sq. ft. in excess of 20,000 sq. ft. Each loading/unloading space is required to measure ten (10) feet by fifty (50) feet.

A total of ten (10) loading/unloading spaces are required. This breaks down as follows:

Building	Square Footage	Required loading/unloading spaces
Existing	61,690 sq. ft.	3
B	1,450 sq. ft.	1
C	2,850 sq. ft.	1
D	1,500 sq. ft.	1
E	1,375 sq. ft.	0
F	1,500 sq. ft.	1
G	1,000 sq. ft.	0
H	3,473 sq. ft.	1
J	3,250 sq. ft.	1
K	7,800 sq. ft.	1
TOTAL		10

Although ten (10) loading/unloading spaces are required, the applicant's proposed site plan does not show any loading/unloading spaces. Therefore, the site plan must be revised accordingly.

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

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

The applicant proposes to keep the existing landscaping along Utica Road and to add thirteen dwarf burning bushes between Utica Road and the property's northernmost parking lot. We believe this will create an attractive frontage. No other changes to the existing site landscaping are proposed.

4. Signs (Section 32-85)

New signage is not included as part of this proposal.

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

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

The exterior of all of the proposed buildings are planned to consist primarily of vertical metal panels. Although this does not comply with the Ordinance, cladding all the buildings in brick or stone may be cost prohibitive. Nevertheless, the applicant must seek a variance for this proposed exterior design.

6. Screening (32-82)

The zoning ordinance states that screening is required "between any use district that abuts any other use district". An existing six-foot masonry wall separates the site from the abutting residential properties to the immediate north and west. Therefore, this requirement is met.

7. Lighting (Section 32-86)

The Code's lighting standards require that all outdoor lighting must be arranged to reflect light away from adjacent residential districts or adjacent residences. Moreover, all lighting in nonresidential districts used for the external illumination of buildings must be placed and shielded so as not to interfere with the vision of people on adjacent highways or adjacent property.

The applicant has provided photometric plans that show it is in compliance with the above standards. We do not anticipate any issues with the proposed lighting.

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

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

9. Reviewing Entities

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

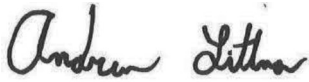
CONCLUSION

We recommend tabling this site plan application until the applicant obtains the setback and exterior design variances described above. Moreover, the required number of loading/unloading parking spaces should be added to the site plan prior to resubmission.

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

Respectfully,

McKENNA



Andrew Littman
Senior Planner

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

Applicant:
John Secco, Allegra Development

Devon Storage - Fraser, MI

31475 Utica Rd.
Fraser, MI 48026



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DEVON SELF STORAGE
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EMAIL: PROUSSEY@DEVONSELFSTORAGE.COM
CONTACT: PAT ROUSSEY

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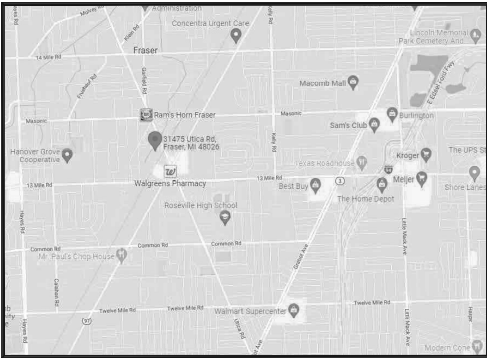
ARCHITECT
DESIGNHAUS ARCHITECTURE
3300 AUBURN RD.,
AUBURN HILLS, MI 48326
T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: JOE LATOZAS
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A.

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER, A.I.A.
MICHIGAN IDENTIFICATION # 44668
DESIGNHAUS ARCHITECTURE

LOCATION MAP



☐ SHEET ISSUED
☐ REVISED
☐ SHEET REISSUED

12.13.22 SPA

GENERAL	
☐ G100	Title Sheet and Index
LANDSCAPE	
☐ AS100	Site and Landscape Plan
☐ AS101	Truck Turning Diagram
☐ 1 of 1	Lighting Plan
ARCHITECTURAL	
☐ A1.0	Building A First Floor Plan
☐ A1.1	Building A Second Floor Plan
☐ A1.2	Roof Plan
☐ A1.5	Building B
☐ A1.6	Building C
☐ A1.7	Building D
☐ A1.8	Building E
☐ A1.9	Building F
☐ A1.10	Building G
☐ A1.11	Building H
☐ A1.12	Building J
☐ A1.13	Building K
☐ A1.14	Building K Elevations
☐ A2.0	Building A Elevations
☐ A2.1	Building A Elevations

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DESIGNHAUS
EST 1998

ARCHITECTURE

Devon Storage - Fraser, MI
31475 Utica Rd.
Fraser, MI 48026

Title Sheet and
Index

22125

G100



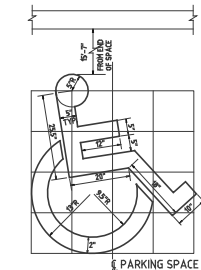
1 Architectural Site Plan
SCALE: 1" = 40'

NOTES

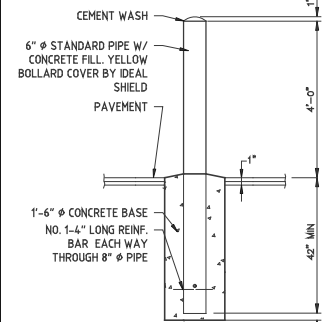
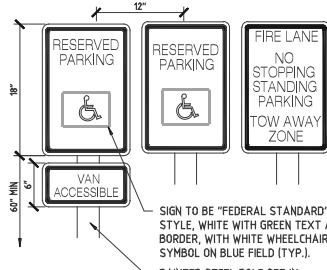
- No Hazardous Materials Storage
- Lighting and photometric information provided on lighting plans.
- All signs to meet Code of Ordinances and be approved by Building Department.

PARKING SUMMARY

Regulation	Required	Provided
Mini-Warehouse	2 / Caretaker + 1/ 50 GSF Office	2 + 20 (1,000 GSF / 50) = 22 Spaces Required 25 Spaces Provided



NOTE: SYMBOL SHALL BE PAINTED WITH BLUE TRAFFIC PAINT WITHIN OUTLINE SHOWN



BUILDING DATA

	Building Area	Climate Controlled Storage Area	Drive-Up Storage Area	Total Storage Area
Existing Building	113,114 Sqft	61,690.50Sqft	-	61,327.5 Sqft
Building B	1,450 Sqft	-	1,450 Sqft	1,450 Sqft
Building C	2,850 Sqft	-	2,850 Sqft	2,850 Sqft
Building D	1,500 Sqft	-	1,500 Sqft	1,500 Sqft
Building E	1,375 Sqft	-	1,375 Sqft	1,375 Sqft
Building F	1,500 Sqft	-	1,500 Sqft	1,500 Sqft
Building G	1,000 Sqft	-	1,000 Sqft	1,000 Sqft
Building H	3,473 Sqft	-	3,473 Sqft	3,473 Sqft
Building J	3,250 Sqft	-	3,250 Sqft	3,250 Sqft
Building K	7,800 Sqft	-	7,800 Sqft	7,800 Sqft
TOTAL		61,690.50 Sqft	24,198 Sqft	85,888.5 Sqft

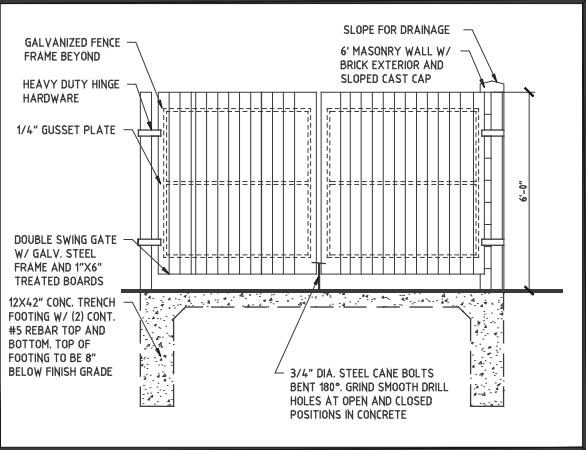
SITE DATA

Regulation	Information
Parcel I.D.	14-05-351-003 / 14-05-303-016
Address	31475 Utica Rd. Fraser, MI 48026
Zoning	IR / IC
Parcel Area	(191,664 Sq.Ft.) 4.40 Acres

ZONING SCHEDULE OF REGULATIONS

Regulation	Provided per IC / IR
Setbacks	Front: 110' From Utica Rd CL. Side- IC - 20' Min / 100' Abutting Residential IR- 0 Min / 50' Abutting Residential Rear- IC- 20' Min 100' Abutting Residential IR- 0' Min / 50' Abutting Residential
Building Height	35'
Coverage	n/a
Openspace	n/a

DUMPSTER ENCLOSURE DETAIL



PARKING SPACE PAINT DETAIL

HANDICAP SIGN DETAIL

BOLLARD DETAIL

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EST 1998

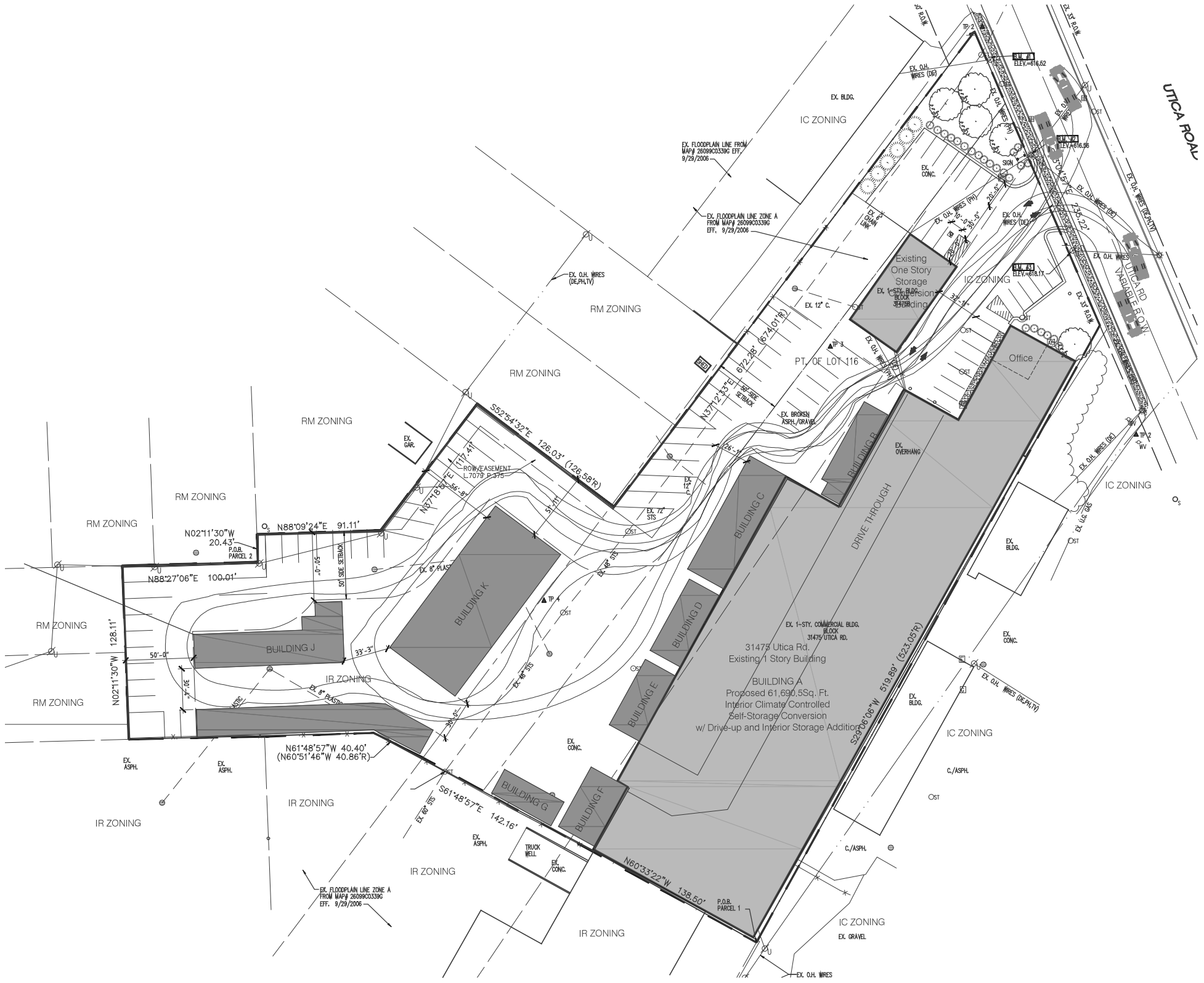
DESIGNHAUS ARCHITECTURE

Owner Review	12.13.22
SPA	12.19.22
30% Owner Review	10.10.22
Revision/Issue	Date

Site and Landscape Plan

22125

AS100



1 Truck Turning Diagram
SCALE: 3/128" = 1'
NORTH

Truck Dimensions

Spartan Gladiator 2013

Width	98.2	Inches
Track	213.0	Inches
Lock to Lock Time	6.0	Seconds
Steering Angle	36.7	Degrees

DL

Width	36.0	Inches
Track	192.0	Inches
Lock to Lock Time	6.0	Seconds
Steering Angle	40.4	Degrees

EST 1998

DESIGNHAUS

ARCHITECTURE

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
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WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

Owner Review	12.13.22
SPA	12.19.22
30% Owner Review	10.10.22
Revision/Issue	Date

Truck Turning Diagram

22125

AS101

Devon Storage - Fraser, MI
31475 Utica Rd.
Fraser, MI 48026

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	37	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 1000mA.	1	3912	1	38.8
	B	2	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 1000mA.	1	3912	1	38.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	7.7 fc	0.0 fc	N/A	N/A



D-Series Size 1 LED Wall Luminaire



d-series

Specifications Luminaire

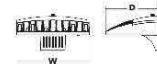
Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Weight: 12 lbs (5.4 kg)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)

BBW Weight: 5 lbs (2.3 kg)
ELCW Weight: 10 lbs (4.5 kg)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Driver Current	Color temp options	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10,10s (10w engine) 20C 20,20s (20w engine) ¹	350 350 mA 350 350 mA 1000 1000mA (1A) ¹	30K 3000K 40K 4000K 50K 5000K AMBIC Ambient phosphor (optional)	T2S Type I Short T3M Type I Medium T4M Type I Medium T5M Type I Medium	MMOLT 120V ¹ 208V ¹ 240V ¹ 277V ¹ 480V ¹	Shipped included: Stake Surface mounting bracket BBW Surface-mounted back box (for conduit only) ¹	Shipped installed: PI Photocell (CFL, ballast type) ¹ DMS 0-10V dimming (w/optional outside fixture for use with an external control, ordered separately) PIR 100° motion/ambient light sensor, <15° night ¹¹ PIR 100° motion/ambient light sensor, 15-30° night ¹¹ PIR/ICW Motion/ambient sensor, 0-10° mounting height, ambient sensor enabled at 10-12° PIR/ICW Motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 10-12° ELCW Emergency battery backup (includes external component enclosure, CA file 20 Noncompliant ¹¹)

Other Options		Finish options							
Shipped installed		Shipped separately		0000	Dark bronze	0000	Sandstone	0000	Textured white
SI	Single box (UL, 277 or 477V) ¹⁴	BSW	Back-mount poles	0000	Black	0000	Textured dark bronze	0000	
SI	Double box (UL, 208 or 480V) ¹⁴	WS	Wall guard	0000	Brushed aluminum	0000	Textured black	0000	
HS	House-air shield	WS	Wall guard	0000	White	0000	Textured natural aluminum		
SPO	Surge protection ¹⁴	ODL	Diffused displays						

Accessories	Notes
DSXW1 LED Non-amblyopic (optional)	1. 20C 1000 is not available with PIR, PIR/ICW or PIR/ICW.
DSXW1 LED 100° motion/ambient light sensor	2. MACT driver operates on any line voltage from 120/277V (50/60 Hz).
DSXW1 LED 150° motion/ambient light sensor	3. Single line (SFL) requires 120, 277 or 347V voltage option. Double line (DL) requires 208, 240 or 480V voltage option.
DSXW1 LED 180° motion/ambient light sensor	4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIR/ICW.
DSXW1 LED 200° motion/ambient light sensor	5. Back box view installed in fixture. Cannot be field installed. Conduit box or conduit is an accessory.
DSXW1 LED 220° motion/ambient light sensor	6. Photocell (PC) requires 120, 208, 240, 277 or 347V voltage option. Not available with motion/ambient light sensor (PIR or PIR/ICW).
DSXW1 LED 240° motion/ambient light sensor	7. Reference Motion Sensor table on page 1.
DSXW1 LED 260° motion/ambient light sensor	8. Cold weather (COW) rated. Not compatible with conduit entry applications. Not available with BSW mounting option. Not available with fusing. Not available with 347 or 480V voltage options. Emergency components located in back box housing. Emergency mode ES file located on product page A.commercialoutdoor .
DSXW1 LED 280° motion/ambient light sensor	9. Not available with PIR.
DSXW1 LED 300° motion/ambient light sensor	10. Not available with ELCW.
DSXW1 LED 320° motion/ambient light sensor	11. Not available in a separate accessory; see Accessories information.
DSXW1 LED 340° motion/ambient light sensor	12. Not available with ELCW.

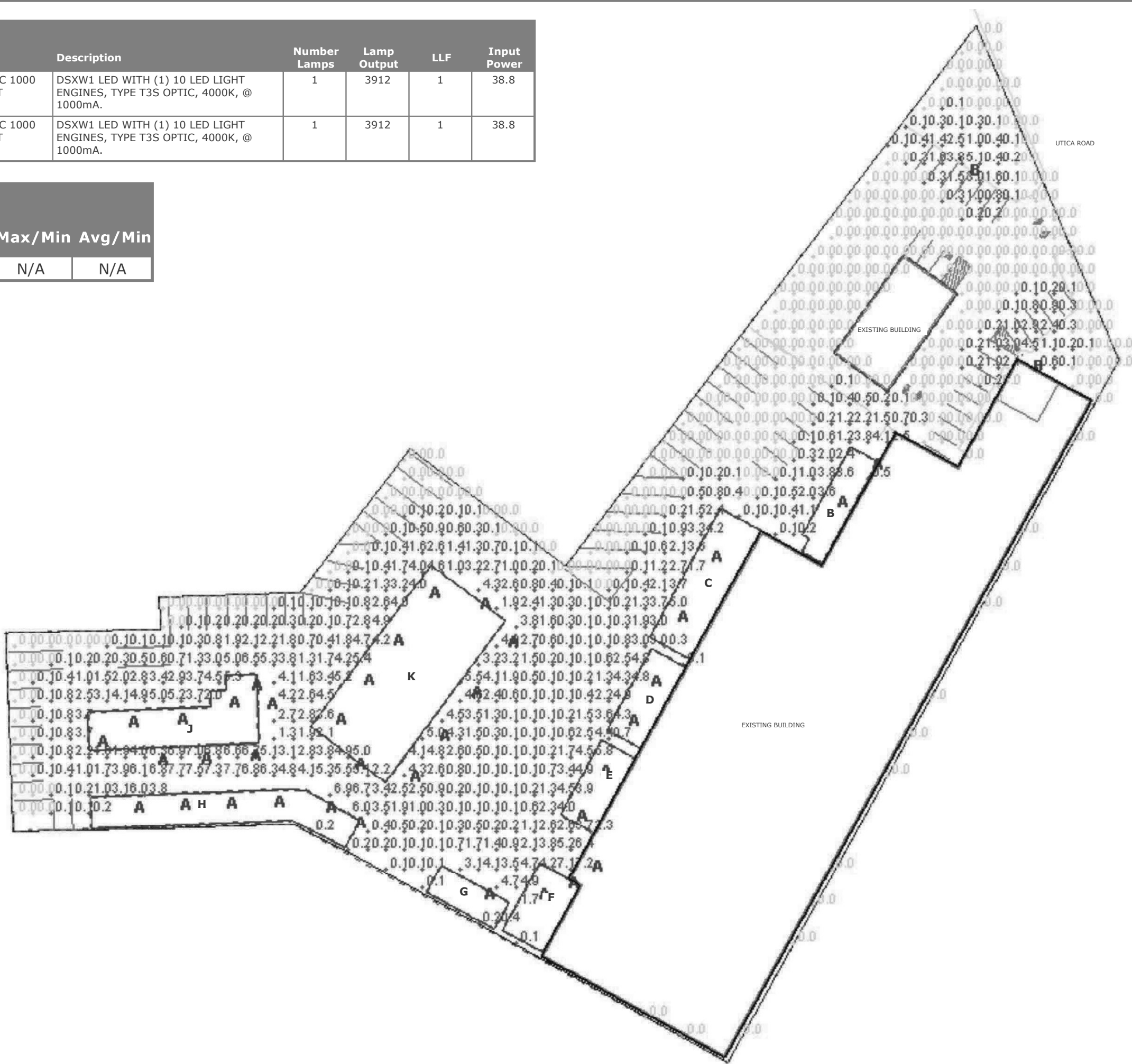


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DSXW1 LED
Rev. 9/15/19

Note

1. ALL EXISTING BUILDING MOUNTED AND POLE MOUNTED LIGHTS TO BE REPLACED WITH CODE COMPLIANT FIXTURES.



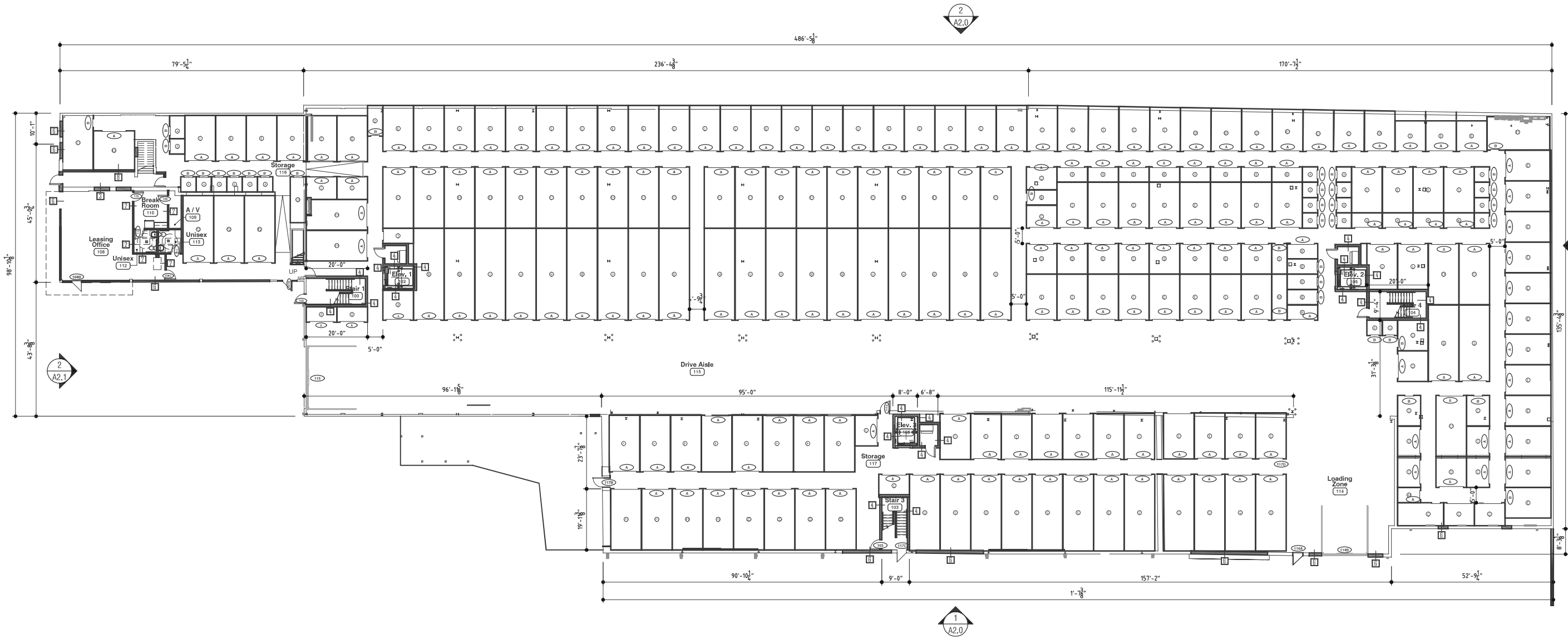
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31475 Utica Rd.
Fraser, MI 48026

Date
12/15/2022
Scale
Not to Scale

UNIT MATRIX									
CLIMATE CONTROLLED BUILDING A									
Unit Type	Mark	Unit Variation Size	AREA	1st	2nd	Total	Target	Unit Size Total SQFT	
5x5	A	5'-0" x 5'-0"	25 SF	17	68	85		2,125 SQFT	
5x7.5	A1	5'-0" x 7'-6"	37.5 SF	-	5	5		187.50 SQFT	
5x10	B	5'-0" x 10'-0"	50 SF	21	12	33		1,650 SQFT	
5x12.5	B1	5'-0" x 12'-6"	62.5 SF	-	21	21		1,313 SQFT	
7.5x10	C	10'-0" x 7'-6"	75 SF	13	72	85		6,375 SQFT	
10x10	D	10'-0" x 10'-0"	100 SF	12	111	123		12,300 SQFT	
10x12.5	D1	10'-0" x 12'-6"	125 SF	10	-	10		1,250 SQFT	
10x15	E	10'-0" x 15'-0"	150 SF	77	13	90		13,500 SQFT	
10x17	E1	10'-0" x 17'-0"	170 SF	1	4	5		850 SQFT	
10x18.5	F	10'-0" x 18'-6"	185 SF	8	6	14		2,590 SQFT	
10x20	F1	10'-0" x 20'-0"	200 SF	34	9	43		8,600 SQFT	
10x25	G	10'-0" x 25'-0"	250 SF	14	7	21		5,250 SQFT	
10x30	H	10'-0" x 30'-0"	300 SF	19	-	19		5,700 SQFT	
Total			226	328	554			61,690.5 SQFT	

PLAN LEGEND					
MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION
	CMU WALL		ELECTRICAL LEAD		LOCK-BOX
	NEW WALL		DOMESTIC WATER LEAD		ELECTRICAL TRANSFORMER
	EXISTING WALL		FIRE DEPARTMENT CONNECTION		OVERHEAD DOOR
	TYP. STORAGE UNIT PARTITION		FIRE SUPPRESSION EQUIPMENT		ELECTRONIC KEY PAD
	CONSTRUCTION ABOVE		FIRE RISER STAND PIPE		SERVICE SINK
	CONSTRUCTION BELOW		GAS METER		
	UNIT MATRIX - SIZE		WATER METER		ROOF CONDUCTOR
	DOOR TAG		ELECTRICAL METER		UTILITY SHAFT
	SANITARY LEAD		ELECTRICAL PANEL		UTILITY CHASE - LIMIT 2 STORY
	STORM LEAD		FROST SLAB - SEE DETAIL		DRINKING FOUNTAIN
	GAS LEAD		BARRIER FREE COMPONENT		ELECTRONIC OVERHEAD DOOR OPENER
	FIRE SPRINKLER WATER LEAD				36" x 36" ROOF HATCH

ASSEMBLY TYPES					
MARK	DESCRIPTION	DETAIL	MARK	DESCRIPTION	DETAIL
	INTERIOR UNIT PARTITION MTL STUD/LINER PANEL	1/A6.01		EXTERIOR METAL LINER ON EXISTING WALL	7/A6.1
	INTERIOR PARTITION GYP/MTL STUD/GYP	2/A6.01		INTERIOR PARTITION GYP/ MTL STUD/ GYM 1HR. RATED	8/A6.1
	INTERIOR PARTITION GYP/MTL STUD/GYP-METAL LINER	3/A6.01	-	-	-
	INTERIOR CMU AT ELEVATOR	4/A6.1	-	-	-
	EXTERIOR LINER PANEL/MTL / LINER PANEL	5/A6.1	-	-	-
	EXTERIOR WALL LINER PANEL / 6 MTL/ LINER PANEL	6/A6.1	-	-	-



1 Building A First Floor
SCALE: 1/16" = 1'

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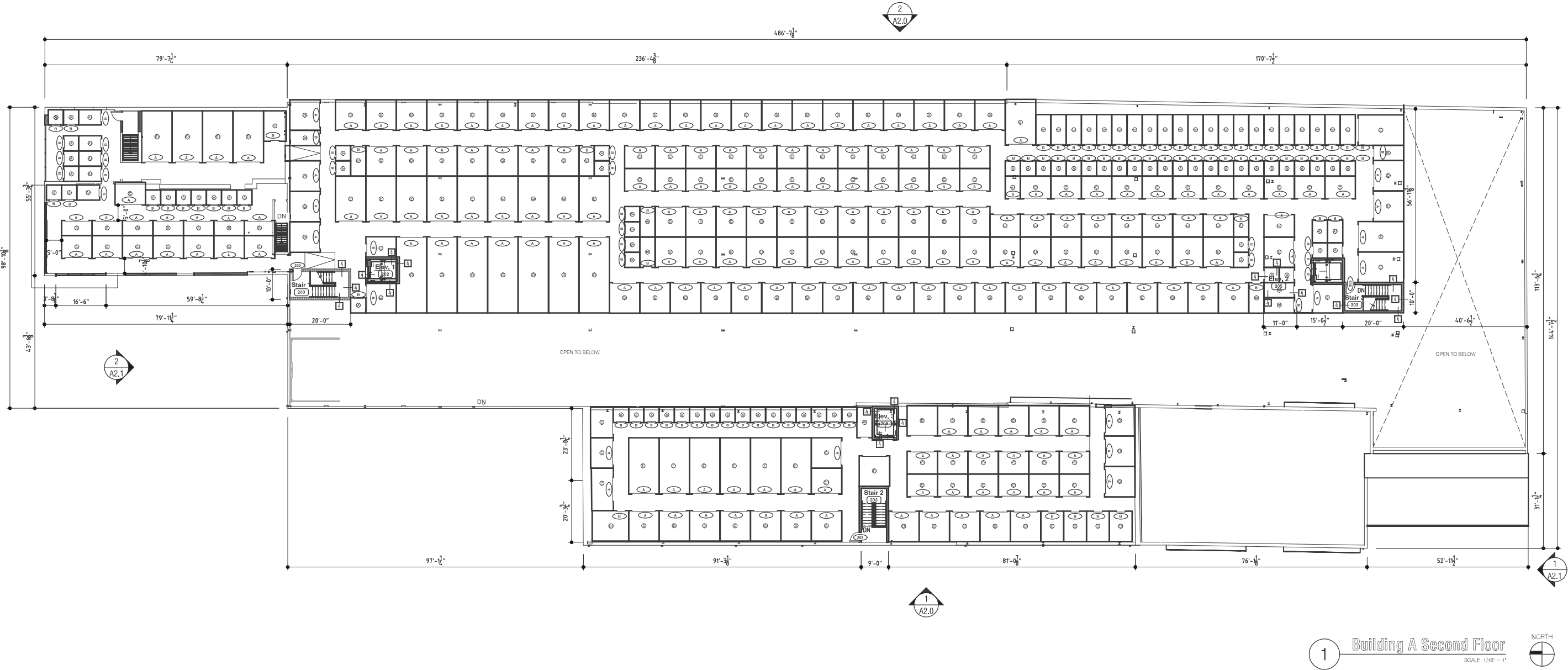
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Building A First Floor
Devon Storage - Fraser, MI
Plan

22125

A1.0



PLAN LEGEND					
MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION
	CMU WALL		ELECTRICAL LEAD		LOCK-BOX
	NEW WALL		DOMESTIC WATER LEAD		ELECTRICAL TRANSFORMER
	EXISTING WALL		FIRE DEPARTMENT CONNECTION		OVERHEAD DOOR
	TYP. STORAGE UNIT PARTITION		FIRE SUPPRESSION EQUIPMENT		ELECTRONIC KEY PAD
	CONSTRUCTION ABOVE		FIRE RISER STAND PIPE		SERVICE SINK
	CONSTRUCTION BELOW		GAS METER		ROOF CONDUCTOR
	UNIT MATRIX - SIZE		WATER METER		UTILITY SHAFT
	DOOR TAG		ELECTRICAL METER		UTILITY CHASE - LIMIT 2 STORY
	SANITARY LEAD		ELECTRICAL PANEL		DRINKING FOUNTAIN
	STORM LEAD		FROST SLAB - SEE DETAIL		ELECTRONIC OVERHEAD DOOR OPENER
	GAS LEAD		BARRIER FREE COMPONENT		36" x 36" ROOF HATCH
	FIRE SPRINKLER WATER LEAD				

ASSEMBLY TYPES					
MARK	DESCRIPTION	DETAIL	MARK	DESCRIPTION	DETAIL
	INTERIOR UNIT PARTITION MTL STUD/LINER PANEL	1/A601		EXTERIOR METAL LINER ON EXISTING WALL	7/A6.1
	INTERIOR PARTITION GYP/MTL STUD/GYP	2/A601		INTERIOR PARTITION GYP/ MTL STUD/ GYM 1HR. RATED	8/A6.1
	INTERIOR PARTITION GYP/MTL STUD/GYP-METAL LINER	3/A601		INTERIOR CMU AT ELEVATOR	4/A6.1
	EXTERIOR LINER PANEL/MTL / LINER PANEL	5/A6.1		EXTERIOR WALL LINER PANEL / 6 MTL/ LINER PANEL	6/A6.1

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Building A Second Floor Plan

22125

A1.1



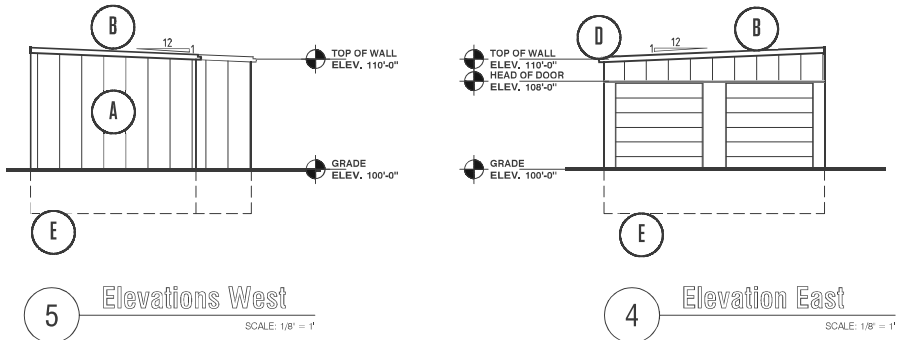
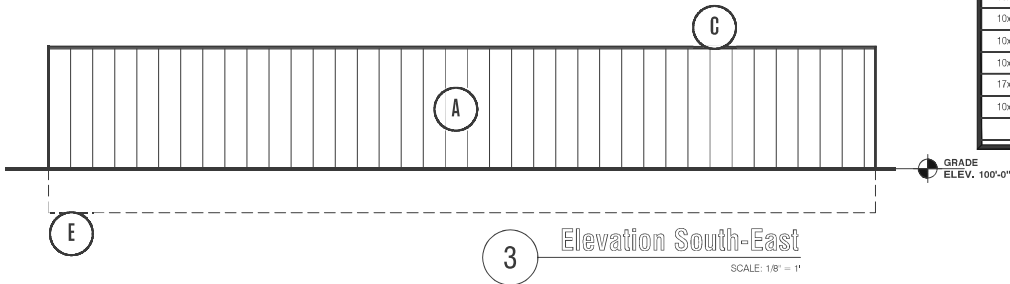
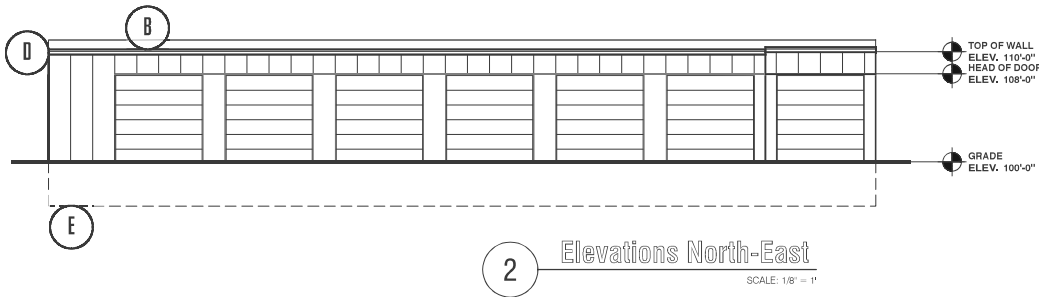
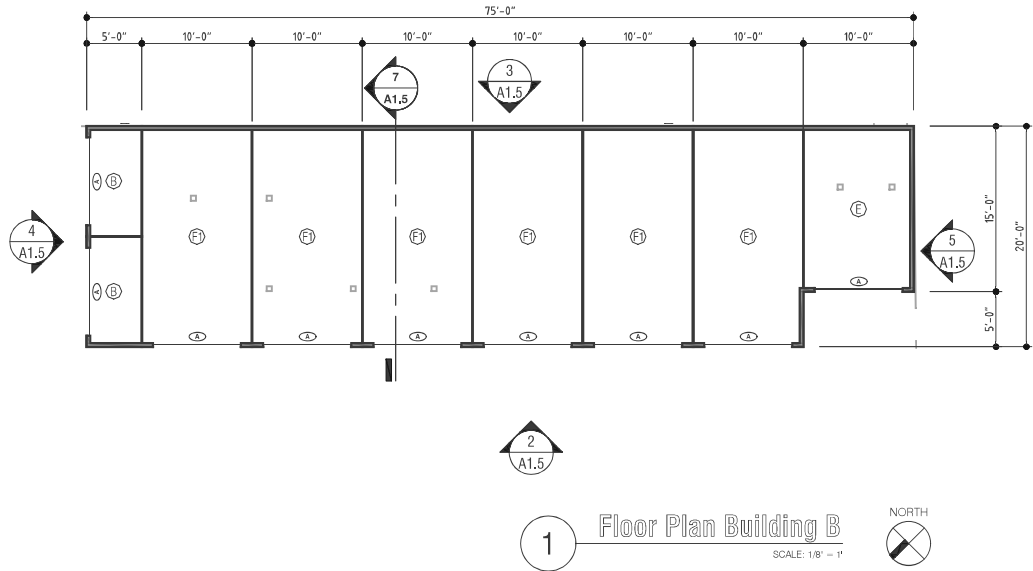
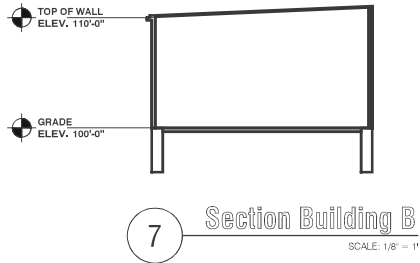
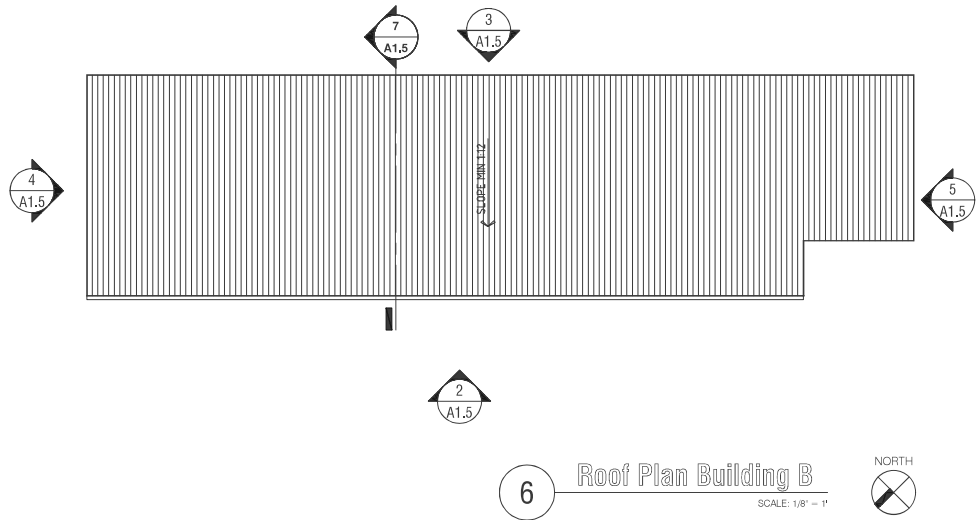
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Roof Plan

22125

A1.2



MATERIAL LEGEND

Symbol	Description
	METAL PANEL
	CORRUGATED ROOF
	METAL TRIM
	GUTTER
	CONCRETE FOOTING

UNIT MATRIX

NON-CLIMATE CONTROLLED DRIVE-UP							
Unit Type	Mark	Unit Variation Size	AREA	Drive-Up	Total	Target	Unit Size Total SQFT
5x5	A	5'-0" x 5'-0"	25 SF	1	1		25 SQFT
5x7.5	A1	5'-0" x 7'-6"	37.5 SF	-	-		-
5x10	B	5'-0" x 10'-0"	50 SF	19	19		950 SQFT
7.5x10	C	10'-0" x 7'-6"	75 SF	-	-		-
10x10	D	10'-0" x 10'-0"	100 SF	25	25		2,500 SQFT
10x15	E	10'-0" x 15'-0"	150 SF	1	1		150 SQFT
10x18.5	F	10'-0" x 18'-6"	185 SF	-	-		-
10x20	F1	10'-0" x 20'-0"	200 SF	35	35		7,000 SQFT
10x25	G	10'-0" x 25'-0"	250 SF	10	10		2,500 SQFT
17x20	G1	17'-0" x 20'-0"	273 SF	1	1		273 SQFT
10x30	H	10'-0" x 30'-0"	300 SF	36	36		10,800 SQFT
		Total		128	128		24,198 SQFT

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Building B

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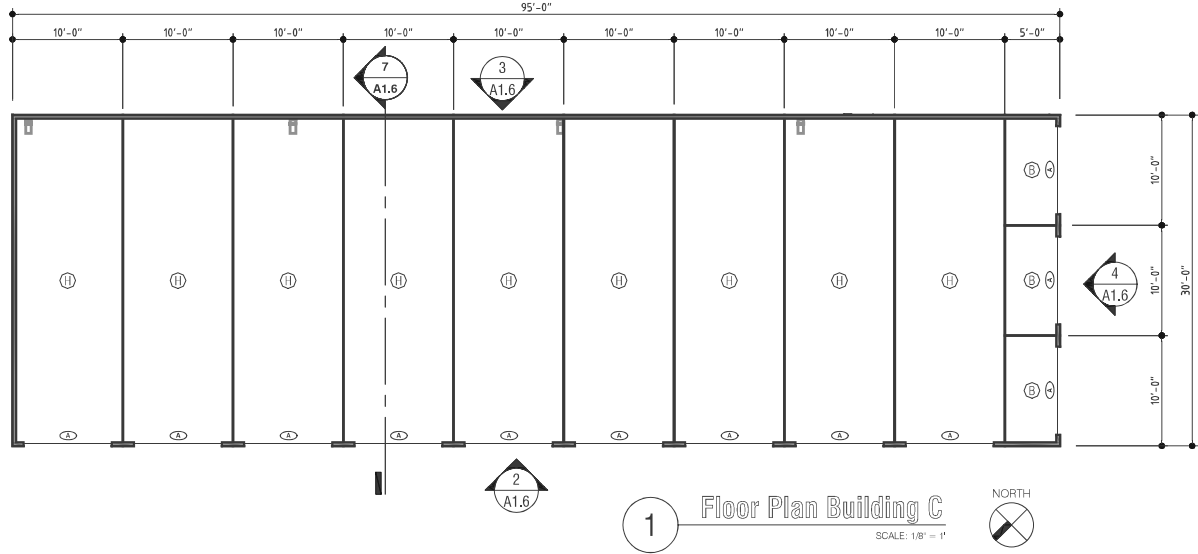
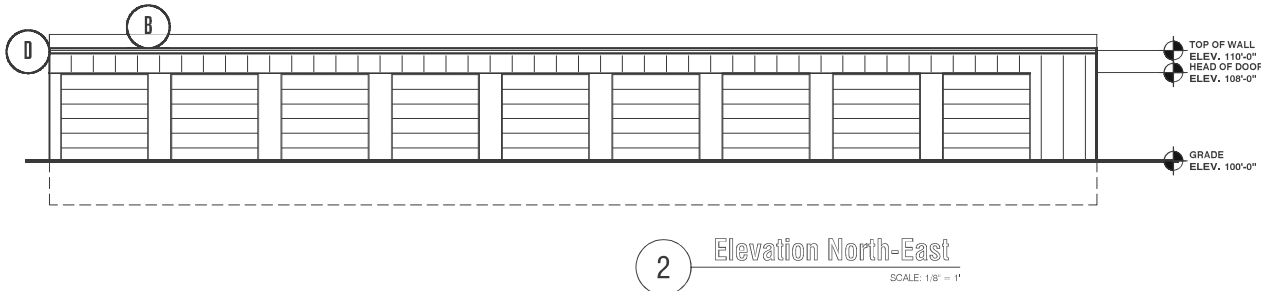
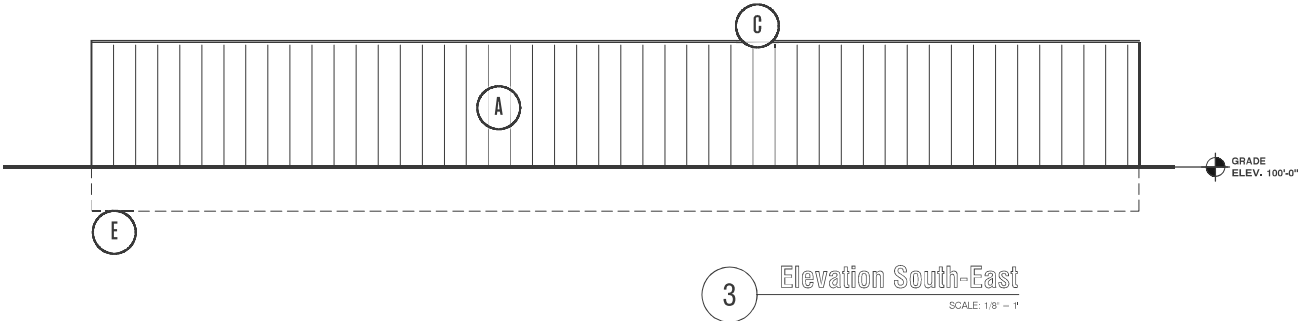
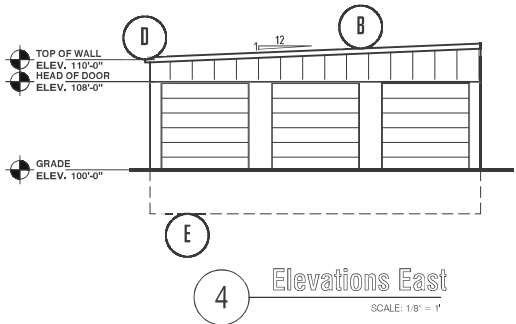
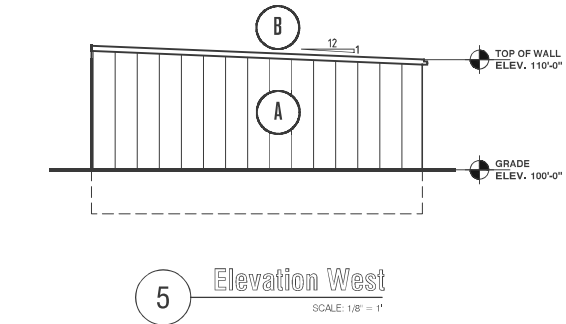
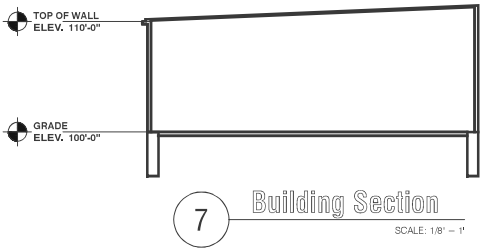
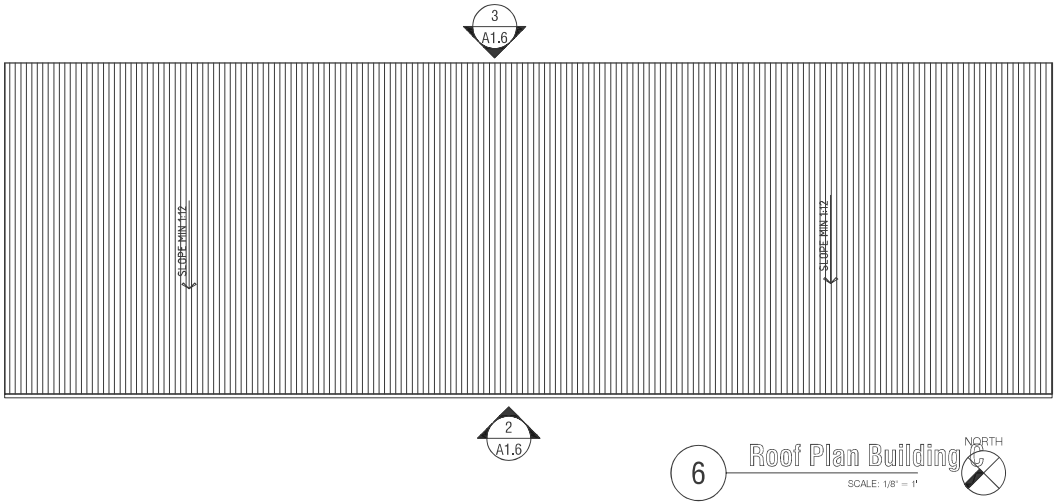
A1.5

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A1.6 Building C.dwg

12/19/2022

Change me



MATERIAL LEGEND	
Symbol	Description
1	METAL PANEL
2	CORRUGATED ROOF
3	METAL TRIM
4	GUTTER
5	CONCRETE FOOTING
6	
7	

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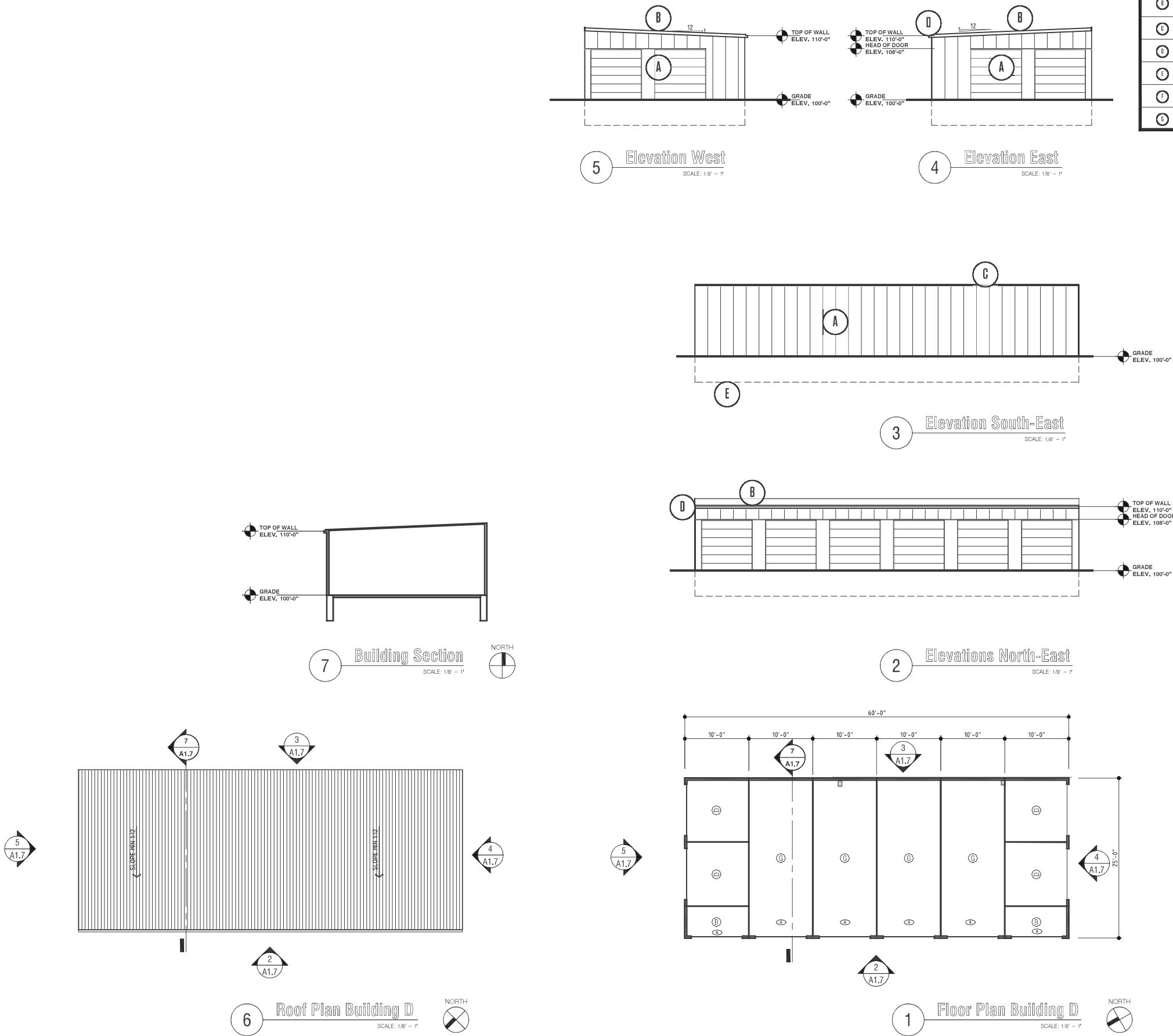
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Building C

22125

A1.6



MATERIAL LEGEND	
Symbol	Description
	METAL PANEL
	CORRUGATED ROOF
	METAL TRIM
	GUTTER
	CONCRETE FOOTING

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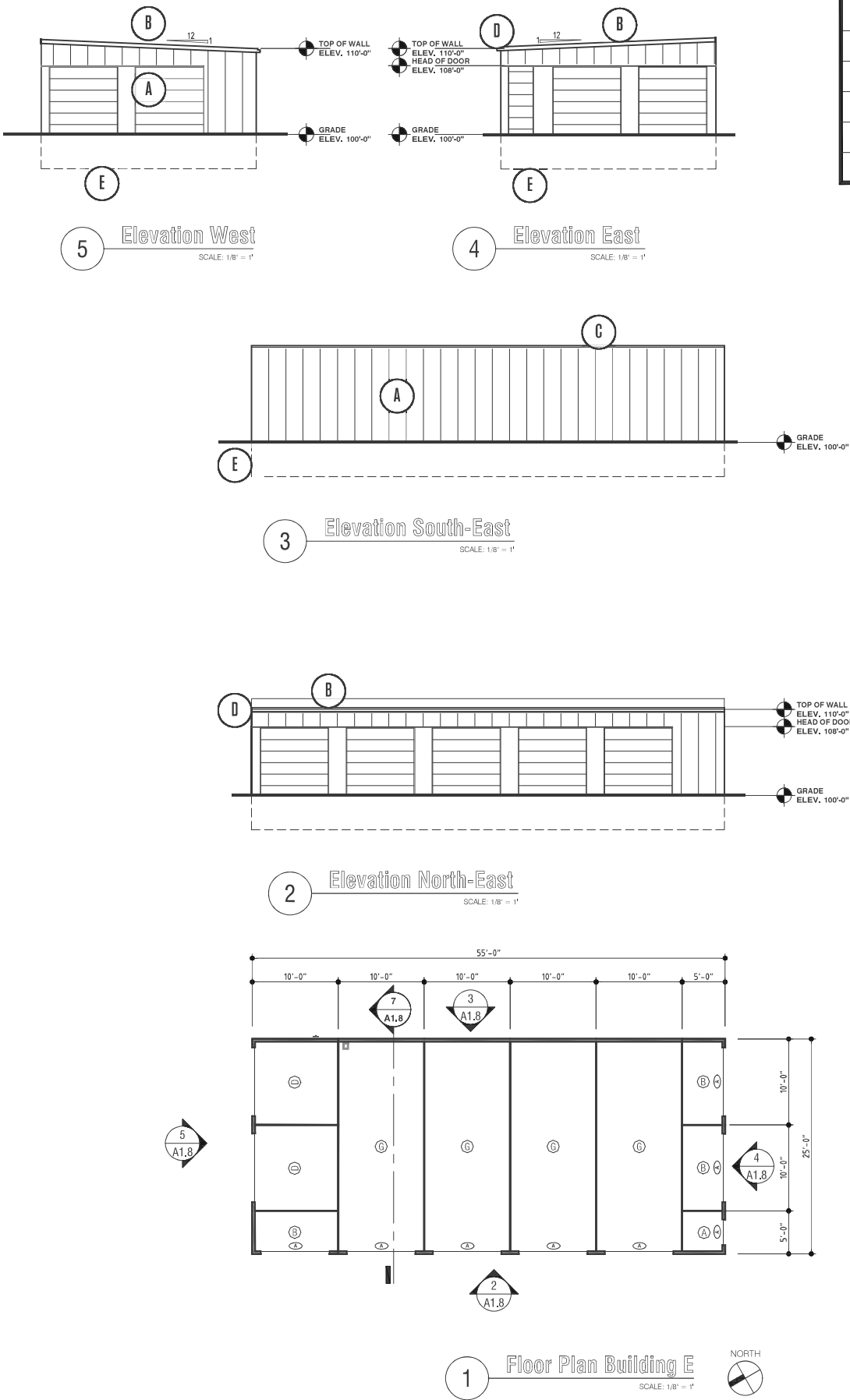
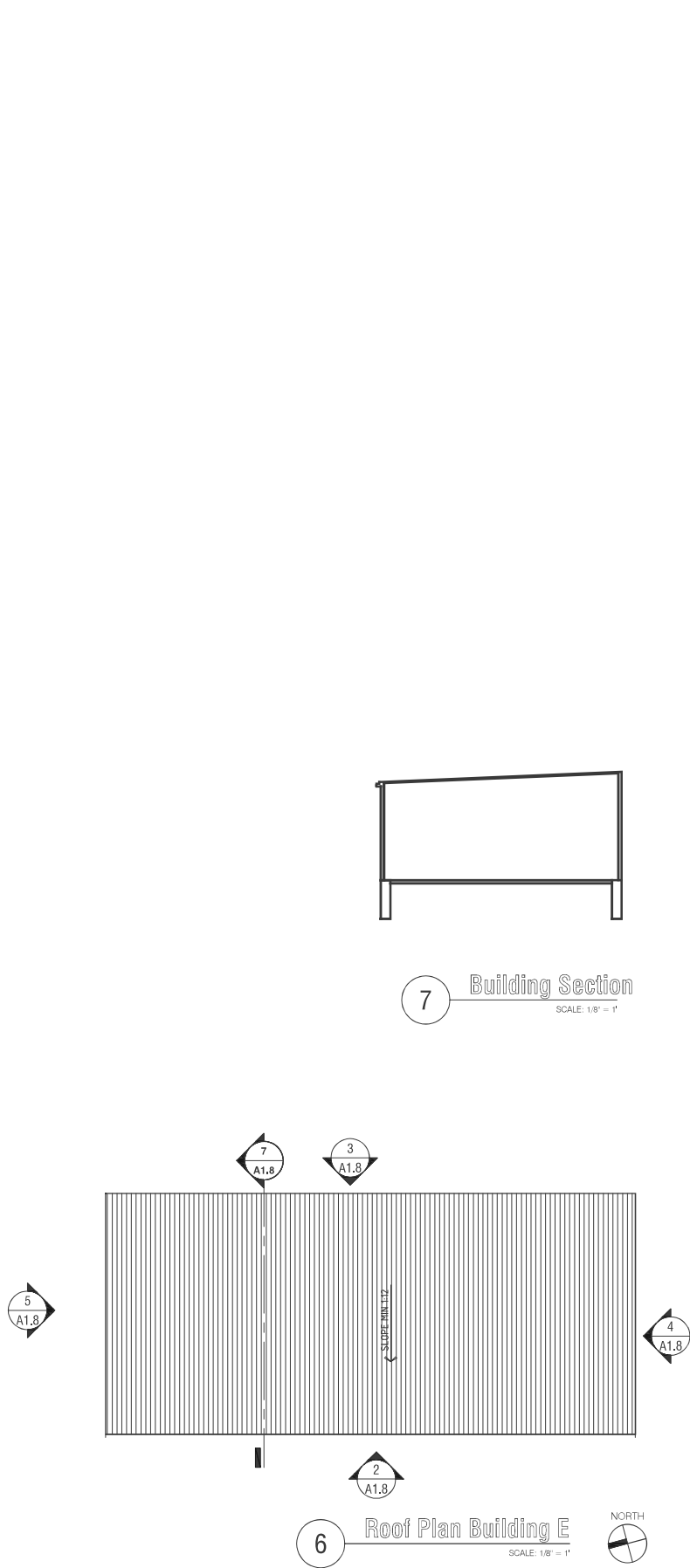
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Building D

22125

A1.7



MATERIAL LEGEND	
Symbol	Description
	METAL PANEL
	CORRUGATED ROOF
	METAL TRIM
	GUTTER
	CONCRETE FOOTING

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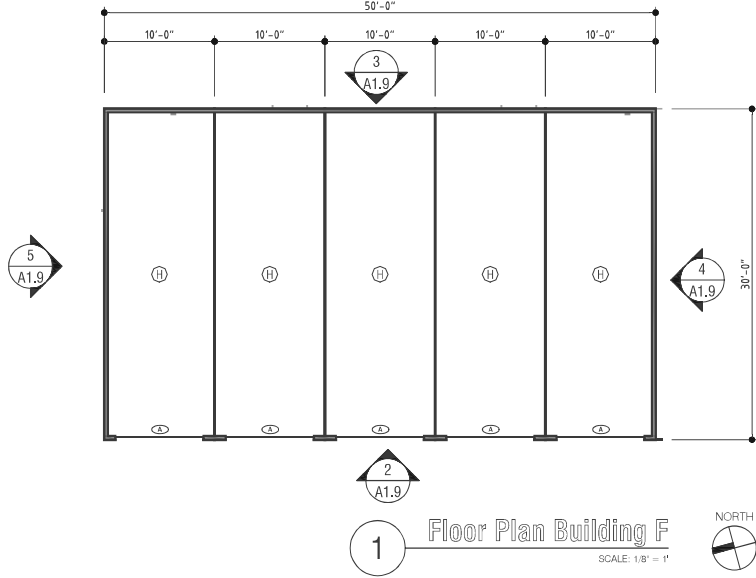
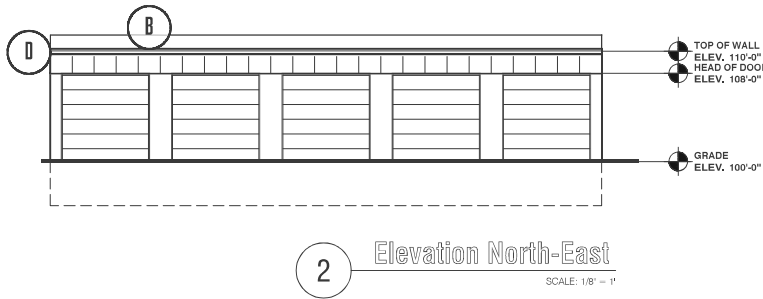
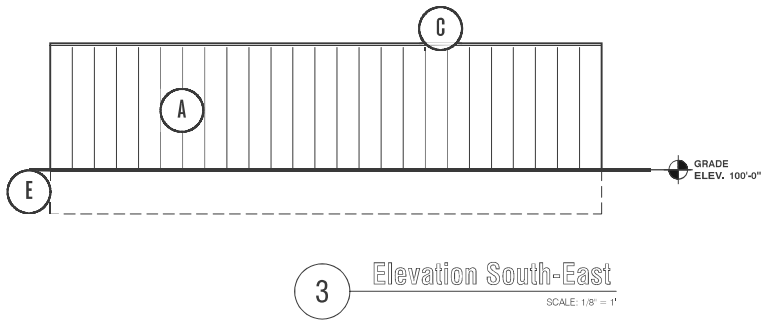
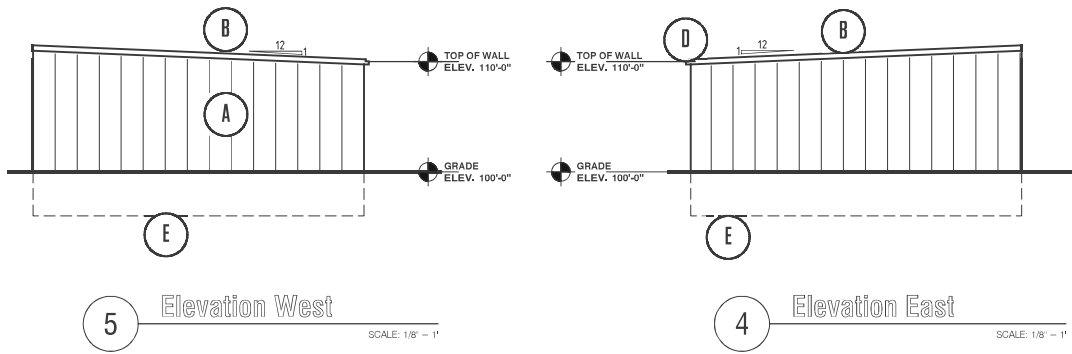
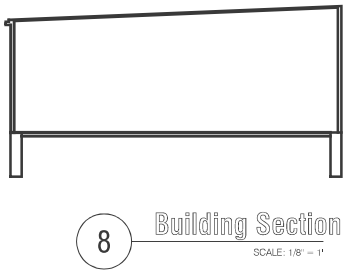
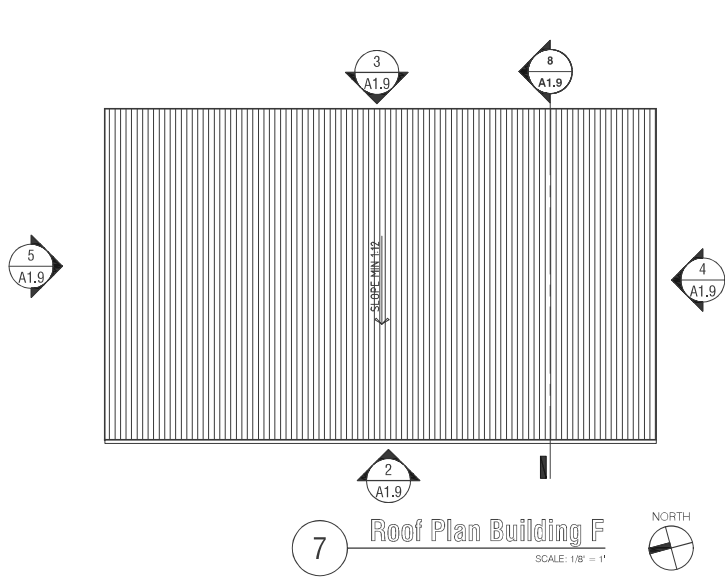
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Revision/Issue	Date

Building E

22125

A1.8

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Fraser, MI 48026



MATERIAL LEGEND	
Symbol	Description
(A)	METAL PANEL
(B)	CORRUGATED ROOF
(C)	METAL TRIM
(D)	GUTTER
(E)	CONCRETE FOOTING
(F)	
(G)	

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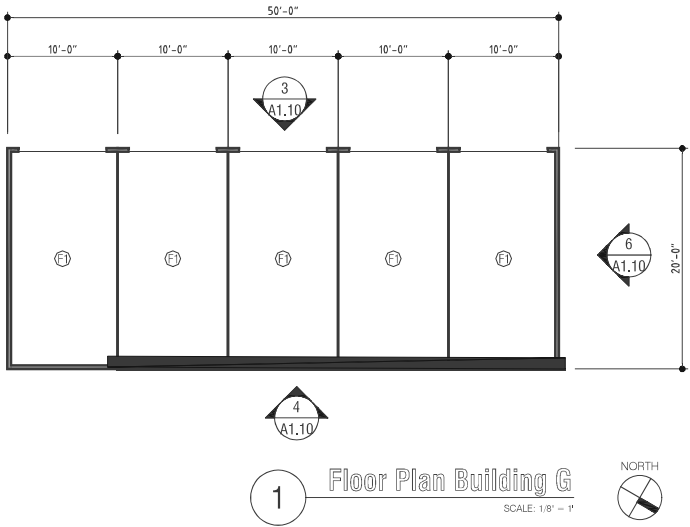
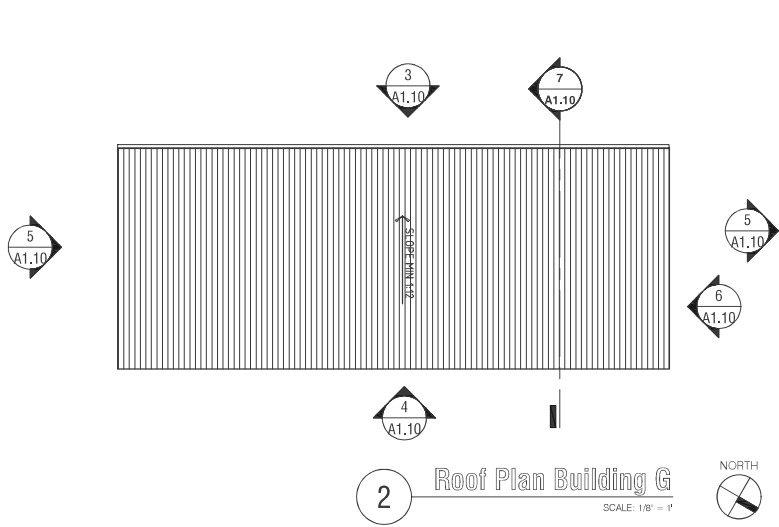
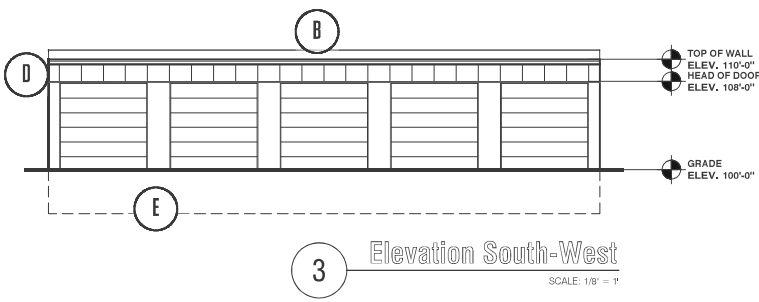
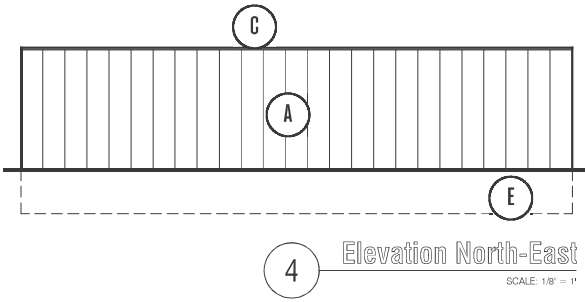
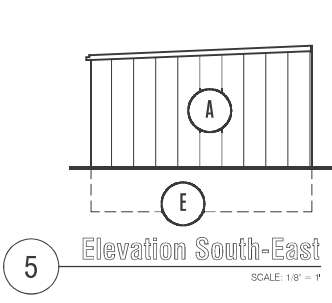
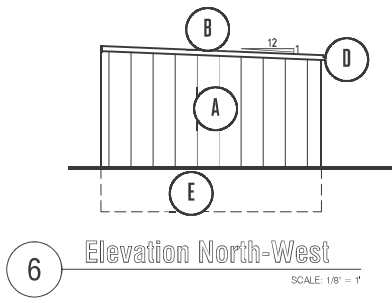
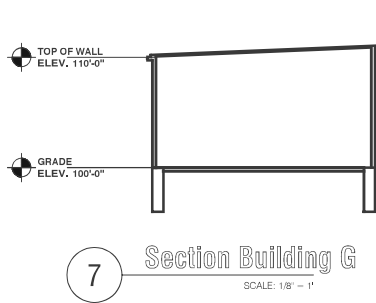
Building F

22125

A1.9

MATERIAL LEGEND

Symbol	Description
①	METAL PANEL
②	CORRUGATED ROOF
③	METAL TRIM
④	GUTTER
⑤	CONCRETE FOOTING
⑥	
⑦	



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31475 Utica Rd.
Fraser, MI 48026

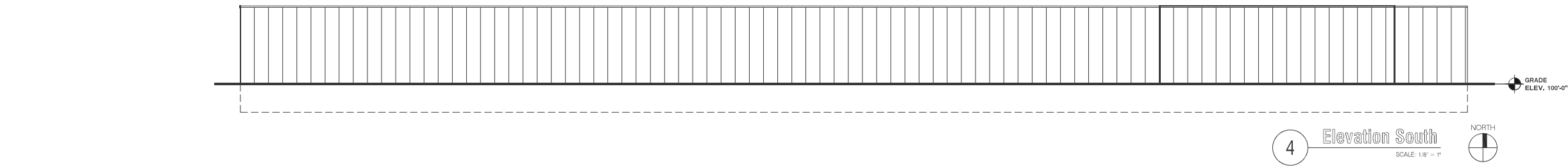
Building G

22125

A1.10

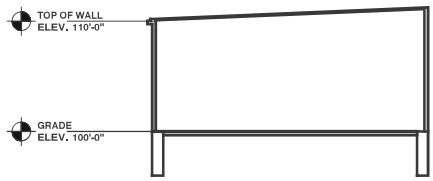
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Change me

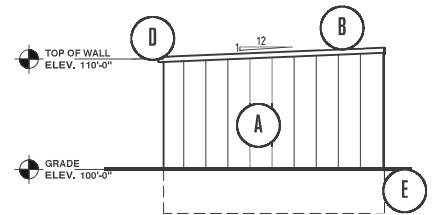


4 Elevation South
SCALE: 1/8" = 1'

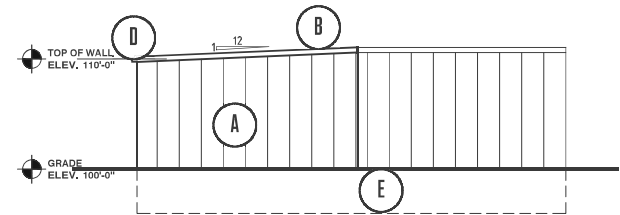
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Symbol	Description
	METAL PANEL
	CORRUGATED ROOF
	METAL TRIM
	GUTTER
	CONCRETE FOOTING



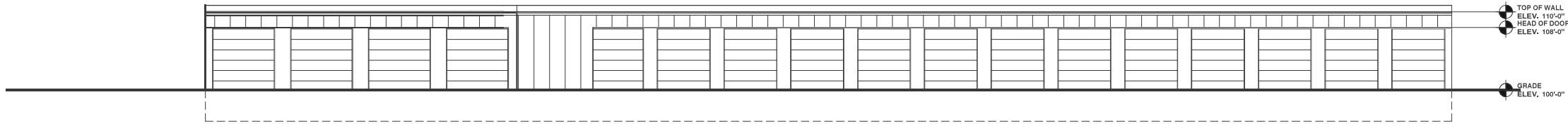
7 Building Section
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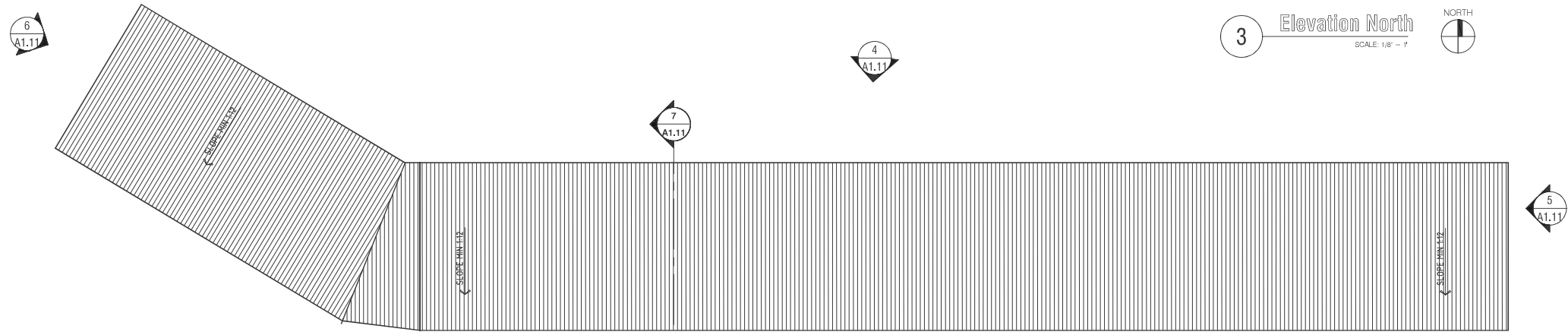
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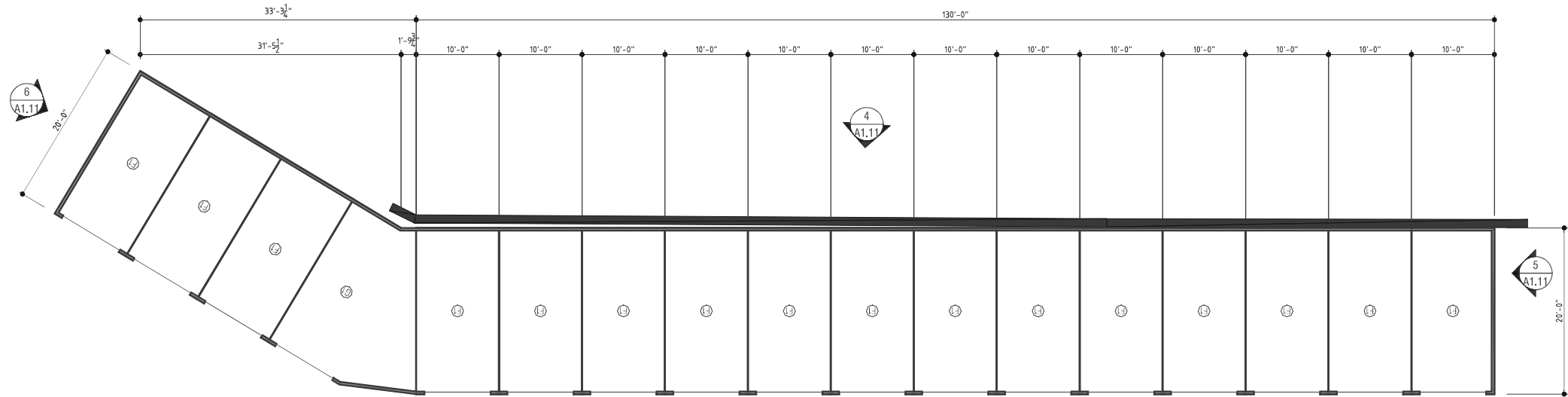
5 Elevation West
SCALE: 1/8" = 1'



3 Elevation North
SCALE: 1/8" = 1'



2 Roof Plan Building H
SCALE: 1/8" = 1'



1 Floor Plan Building H
SCALE: 1/8" = 1'

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T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
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Owner Review	12.13.22
SPA	12.19.22
Revision/Issue	Date

Devon Storage - Fraser, MI

31475 Ulca Rd.
Fraser, MI 48026

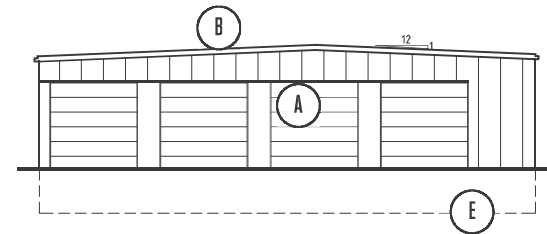
Building H

22125

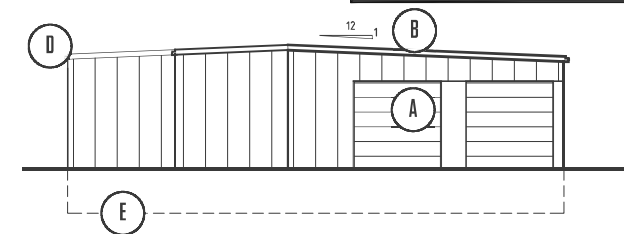
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MATERIAL LEGEND

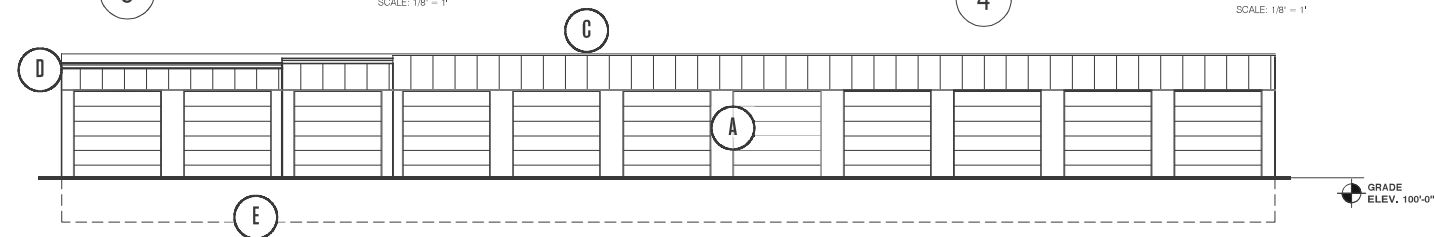
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①	METAL PANEL
②	CORRUGATED ROOF
③	METAL TRIM
④	GUTTER
⑤	CONCRETE FOOTING
⑥	
⑦	



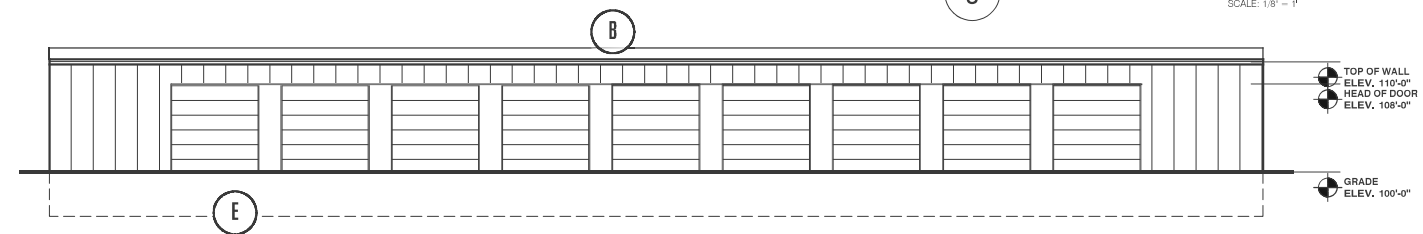
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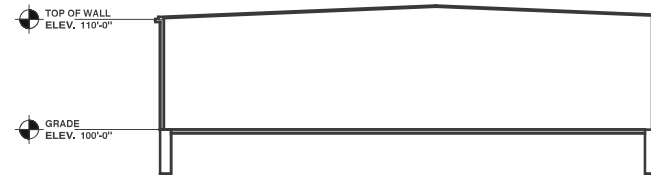
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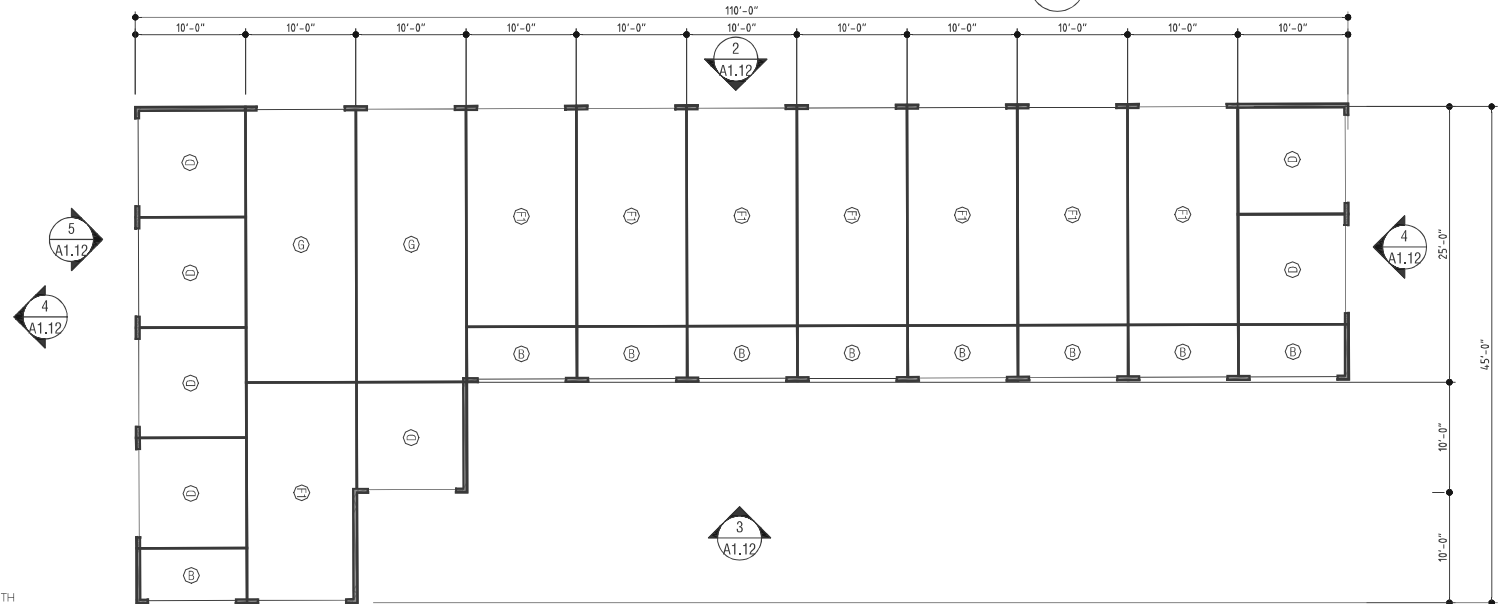
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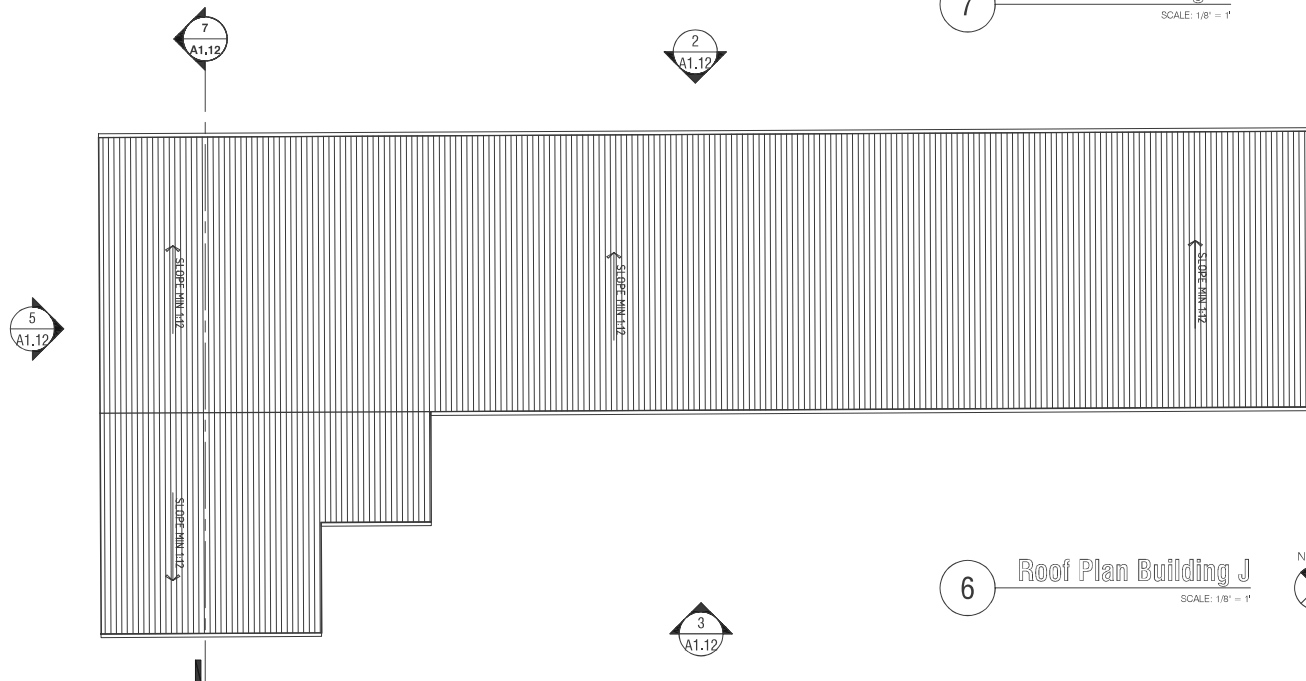
2 Elevation North-East



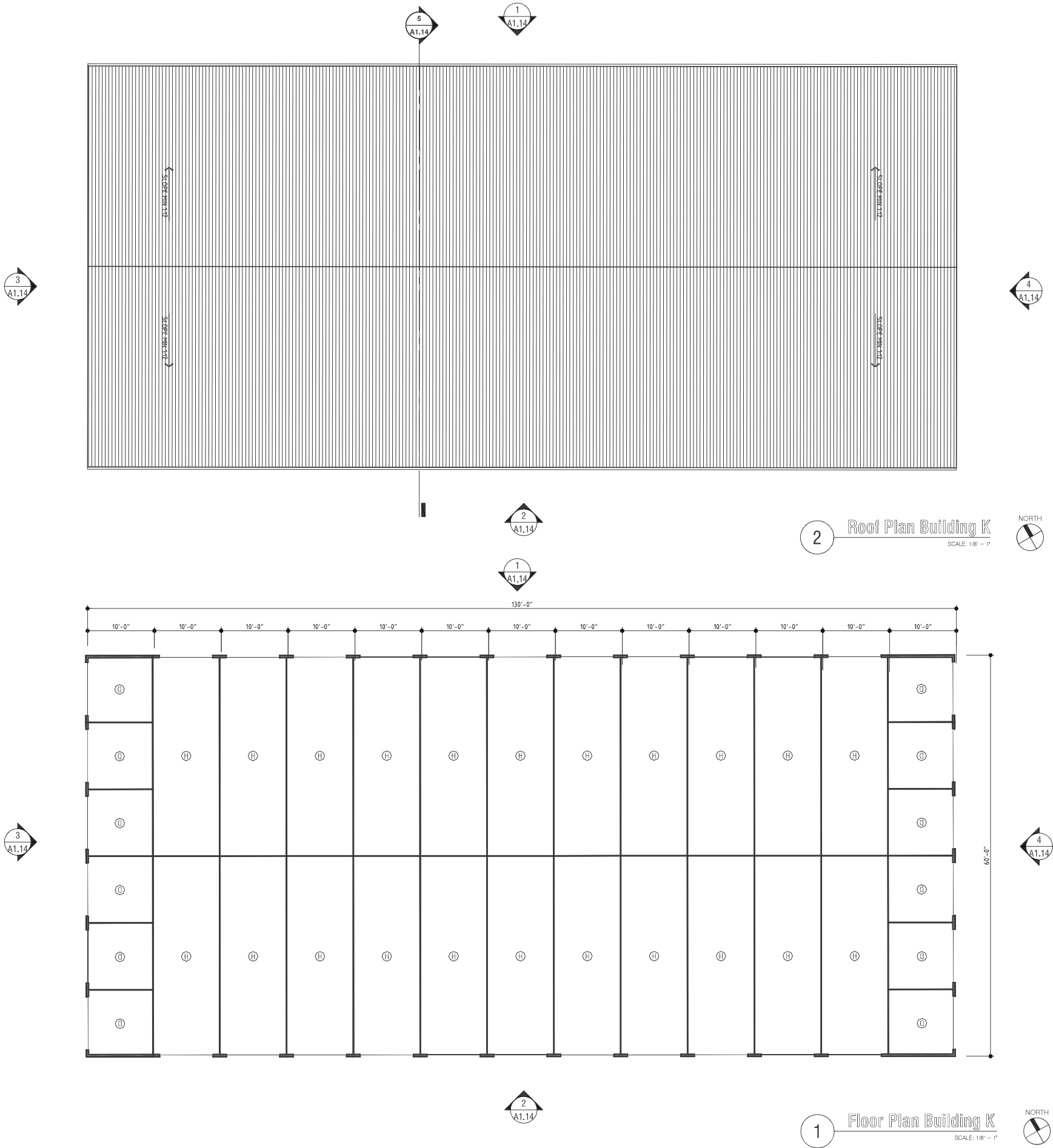
7 Section Building J
SCALE: 1/8" = 1'



1 Floor Plan Building J
SCALE: 1/8" = 1'



6 Roof Plan Building J



Building K	Devon Storage - Fraser, MI	
	31475 Utica Rd. Fraser, MI 48026	
22125		
A1.13		

3300 AUBURN RD. SUITE 300 AUBURN HILLS, MI 48326 T:248.601.4422 F:248.453.5854 WWW.DESIGNHAUS.COM INFO@DESIGNHAUS.COM	DESIGNHAUS ARCHITECTURE EST 1998
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Owner Review	12.13.22
SPA	12.19.22
Revision/Issue	Date

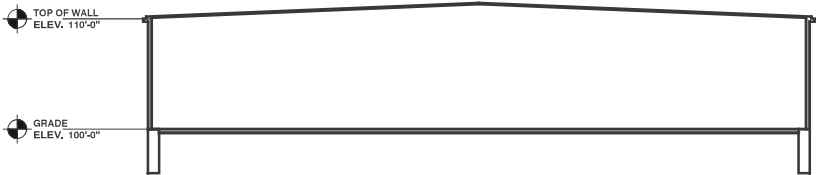
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12/19/2022

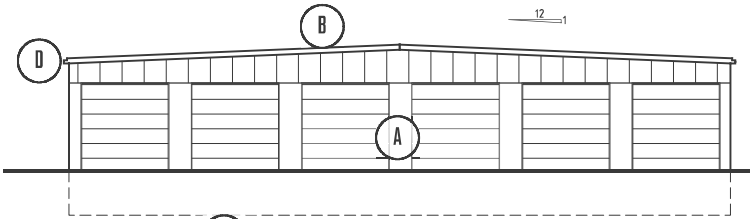
DH User 02

MATERIAL LEGEND

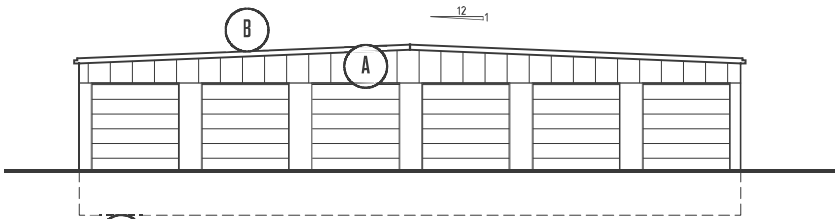
Symbol	Description
①	METAL PANEL
②	CORRUGATED ROOF
③	METAL TRIM
④	GUTTER
⑤	CONCRETE FOOTING
⑥	
⑦	



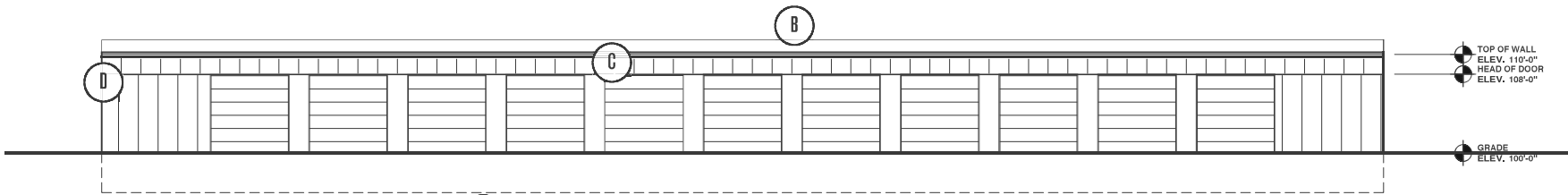
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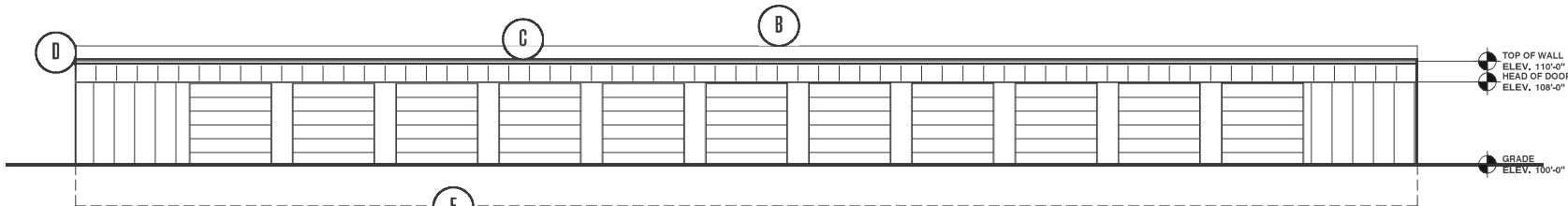
4 Elevation East
SCALE: 1/8" = 1'



3 Elevation West
SCALE: 1/8" = 1'



2 Elevation South
SCALE: 1/8" = 1'



1 Elevation North
SCALE: 1/8" = 1'

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Owner Review	12.13.22
SPA	12.19.22
Revision/Issue	Date

Building K Elevations

Devon Storage - Fraser, MI
31475 Utica Rd.
Fraser, MI 48026

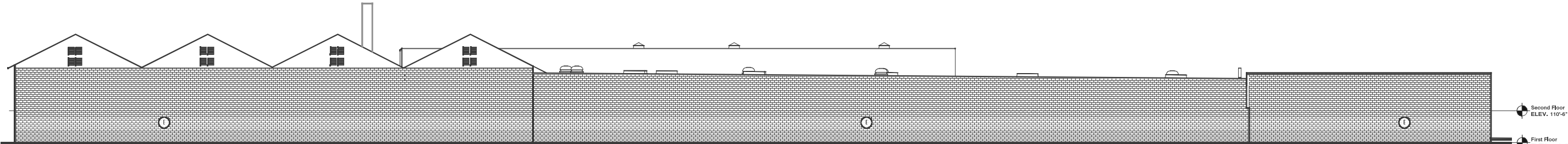
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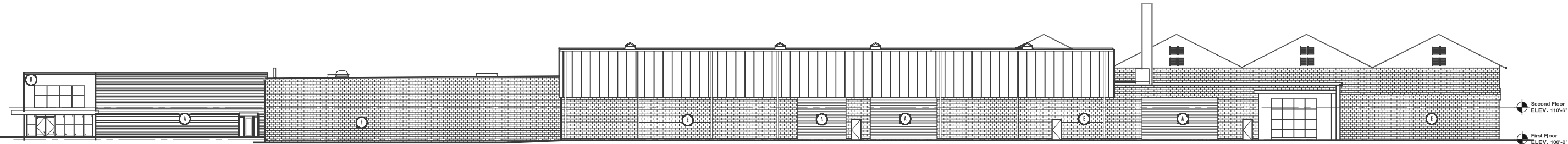
A2.0 Building A Elevations.dwg

12/19/2022

DH User 02



2 West Elevation
SCALE: 1/16" = 1'



1 East Elevation
SCALE: 1/16" = 1'

MATERIAL LEGEND

Symbol	Description
(A)	METAL PANEL
(B)	EIFS
(C)	ALUMINUM FRAME GLAZING
(D)	CANOPY
(E)	EXISTING CMU
(F)	
(G)	

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Owner Review	12.13.22
SPA	12.19.22
30% Owner Review	10.10.22
Revision/Issue	Date

Building A Elevations

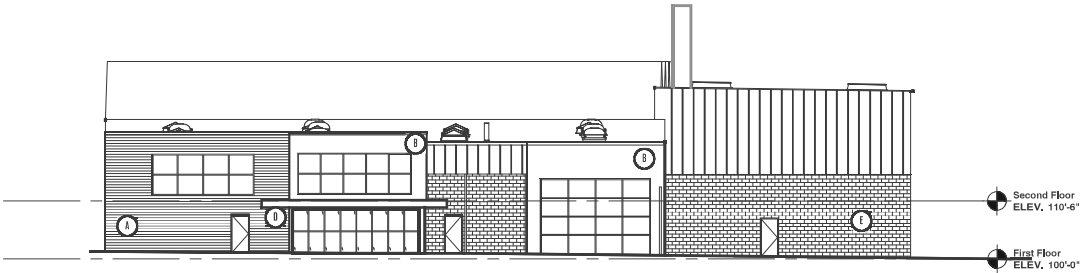
Devon Storage - Fraser, MI
31475 Utica Rd.
Fraser, MI 48026

22125

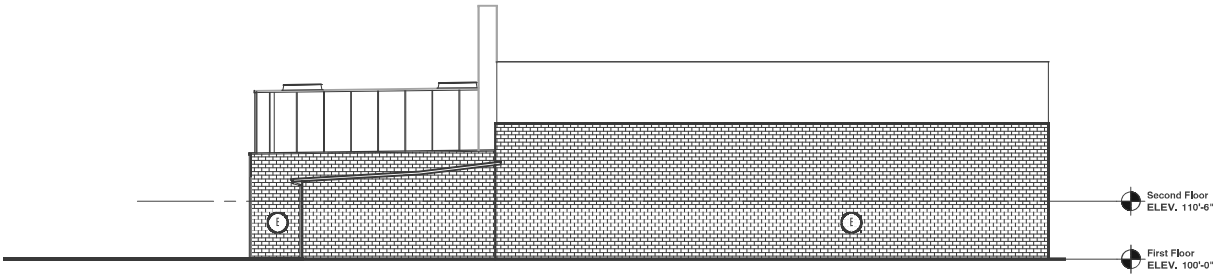
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MATERIAL LEGEND

Symbol	Description
Ⓐ	METAL PANEL
Ⓑ	EIFS
Ⓒ	ALUMINUM FRAME GLAZING
Ⓓ	CANOPY
Ⓔ	EXISTING CMU
⓫	
⓬	



2 South Elevation
SCALE: 1/16" = 1'



1 North Elevation
SCALE: 1/16" = 1'

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Owner Review	12.13.22
SPA	12.19.22
30% Owner Review	10.10.22
Revision/Issue	Date

Building A Elevations

Devon Storage - Fraser, MI
31475 Utica Rd.
Fraser, MI 48026

22125

A2.1

6. New Business

c. 2022 Fraser Annual Planning Report to City Council

Contents:

- 1. 2022 Fraser Annual Planning Report to
City Council**

Planning Commission

2022 Annual Planning Report to City Council

City of Fraser, MI

INTRODUCTION AND PURPOSE OF THE ANNUAL PLANNING REPORT

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, the Planning Commission shall submit a report of its 2022 activities to the Fraser City Council.

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

In addition to fulfilling this requirement, the Annual Report increases information-sharing between staff, boards, commissions, and the governing body and assists with these entities with anticipating, preparing, and budgeting for upcoming priorities.

PLANNING COMMISSION MEMBERSHIP

The following citizens dedicated their time to serving the City of Fraser as Planning Commissioners in 2022:

- Randy Warunek, Chairperson
- Kenny Perry, Secretary
- Joann Barr
- Kathy Czarnecki
- Frank Farina, ZBA Liaison
- John Keil, Vice Chairperson
- Renee Meyer

PLANNING COMMISSION MEETINGS

The Fraser Planning Commission met six times in 2022. This meets and exceeds the requirements of the MPEA, which requires a minimum of four meetings annually.

1. Wednesday, March 2, 2022
2. Wednesday, June 1, 2022
3. Wednesday, August 3, 2022
4. Wednesday, September 7, 2022
5. Wednesday, October 5, 2022
6. Wednesday, November 2, 2022

2022 in Review

The following tables outline the various development reviews (site plan, special land use, etc.) considered by the Planning Commission.

DEVELOPMENT REVIEWS

City ID	Project Type	Location	Description	Status	Date
SP 21-08	Approval Extension	34400 Utica Road	Request for site plan approval extension for 12 more months.	Approved	August 3, 2022
SP 22-02	Site Plan Amendment Review	34600 Klein	Site plan amendment to make parking lot modifications.	Approved	August 3, 2022
SP 21-08	Site Plan Amendment Review	33400 Utica Road	To amend a previously-approved site plan to redevelop an outlot area of the Big Boy Arena property. Amendments included a smaller building footprint and reconfiguration of the proposed landscaping.	Approved	September 7, 2022
SP 22-03	Site Plan Review	33180 Groesbeck Retail	Modify existing façade of the building, resurfacing the parking lot, addition of a screening wall to the north side of the property.	Partially Approved	September 7, 2022
SLU 22-01	Special Land Use	33460 Utica Road	Special Land Use application to install an outdoor patio at 33460 Utica (Shooter's).	Approved	September 7, 2022
SP 22-04	Site Plan Review	15 Mile Industrial Development	Construction of new 31,489 square foot warehouse and processing facility.	Approved	October 5, 2022
SP 22-06	Site Plan Review	34275 Utica Road	Redevelopment of the Warfield Grille restaurant parcel.	Approved	October 5, 2022
SUB 19-01	Site Plan Amendment Review	Anita Drive SUB parcels 1-10	A site plan amendment to eliminate the required extension of Anita Drive and not develop the furthest east parcel (parcel 5). Denied – notice was recorded that parcel 5 is an unbuildable parcel and no building permits may be issued on parcel 5 unless it is combined with the adjacent parcel or the roadway and utilities are extended to serve it.	Denied	October 5, 2022
RZ 22-01	Rezoning	33071 Garfield	Rezoning of 33071 Garfield from CBD District to RM district.	Denied	November 2, 2022
SP 21-09	Site Plan Amendment Review	34400 Klein	FS 360 site modification application to reconfigure site driveways and add additional parking.	Approved	November 2, 2022
SLU 22-02	Special Land Use	16659 Garfield	Special land use request for an auto vehicle detailing facility. Applicant withdrew request	Withdrawn	November 2, 2022

The following tables outline variances that were considered by the Zoning Board of Appeals in 2022. These are reported to reflect on potential challenges or obsolete regulations within the existing Zoning Ordinance, and to possibly inform future direction for the Planning Commission.

APPEALS

Project Type	Location	Description	Status	Decision	Date
Dimensional Variance	34155 Kelly Road	To place a freestanding sign 41 feet from the Kelly Road centerline (70 feet required). To exceed the number of allowable signs on an Industrial Zoned property (1 allowed, 3 requested).	Approved	Approved	March 3, 2022
Use Variance	34400 Klein	To store gravel outside in the Industrial Restricted district where otherwise not permitted.	Approved	Approved with Conditions	October 6, 2022
Dimensional Variance	33180 Groesbeck Highway	To construct a masonry wall or decorative fence along the north property line.	Approved	Approved	November 3, 2022

Looking Ahead: 2023 Work Plan

In the coming year, the following are additional projects the Planning Commission may undertake:

By preserving what Fraser already has, and enhancing those elements that can be improved, the city can continue to afford residents and visitors with a high-quality place to live, work and play.

MASTER PLAN IMPLEMENTATION

Some of the high priority implementation projects as outlined in the 2021 Master Plan include the following:

- **Business attraction and retention efforts.** The Planning Commission will support business retention and attraction in whatever ways most feasible in 2023. This includes exploring enrollment in the Redevelopment Ready Communities program run by the Michigan Economic Development Corporation.
- Implementation of new districts (and revisions to existing districts) such as Flex Corridor Overlay District and Central Business District (Core and Fringe).
- **Continuing to develop and maintain the City's sidewalk network.** Throughout the course of 2023, the Planning Commission may encourage the construction and/or repair of sidewalks, especially along major thoroughfares.

ORDINANCE UPDATES

In 2023, one of the Planning Commission's work program priorities will include necessary Ordinance updates to address current issues and begin to modernize the Zoning Ordinance.

Sign Regulations

- Ensuring compliance with all State laws
- Ensuring compliance with Reed v. Gilbert
- Analyzing allowable sign area regulations for each zoning district
- Utilizing best practices for signage as they relate to Master Plan implementation, especially along major road corridors such as Groesbeck Highway
- Reorganizing the sign regulations chapter in the Ordinance
- And more!

Mobile Vendor Ordinance

- Address gaps/confusion regarding regulation of temporary uses, specifically food trucks.

Transparency Regulations

Address lack of regulations requiring human-scaled and pedestrian-friendly design of commercial structures

6. New Business

d. Set Public Hearing Date Zoning Ordinance Text Amendment

Contents:

1. Memo Regarding Setting Public Hearing
2. DRAFT Text Amendment
3. DRAFT Public Hearing Notice



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 Members

Date: 1/23/2023

From: City Clerk Greenia

Re: Setting Public Hearing for Zoning Ordinance Text Amendment

Attached you will find the DRAFT text amendment to the Zoning Ordinance. You discussed this at your January meeting. Since that time, it has become apparent that we need to address the adoption of this Ordinance with the State of Michigan Zoning Enabling Act.

We need to hold a public hearing on this proposed text amendment and then forward to City Council with our recommendation.

Planning Commission is being requested to set a Public Hearing Date of March 1, 2023 for the Zoning Text Amendment regarding membership on the Zoning Board of Appeals, specifically to authorize City Council to appoint two (2) alternates to this Board. If approved the City Clerk shall cause to be notice of said hearing in "The Macomb Daily" in time to meet the 15 day requirement.

A motion is in order to set a Public Hearing for March 11, 2023 at 7:00 p.m. to hear public comments on a proposed Zoning Ordinance Text Amendment regarding membership on the Zoning Board of Appeals.

CITY OF FRASER
MACOMB COUNTY, MICHIGAN

ORDINANCE NO. 279-____

**AN ORDINANCE TO AMEND SECTION 14.00 OF THE CITY OF
FRASER ZONING ORDINANCE, CODIFIED AS SECTION 32-221 OF
THE CITY CODE, TO AUTHORIZE THE APPOINTMENT OF
ALTERNATE MEMBERS TO THE ZONING BOARD OF APPEALS**

THE CITY OF FRASER ORDAINS:

Section 1. Section 14.00 of the City of Fraser Zoning Ordinance, codified as Section 32-221 of the City Code of Ordinances, shall be replaced to read as follows:

Sec. 32-221. - Establishment of board.

(a) The zoning board of appeals shall consist of seven (7) members, each to be appointed for a term of three (3) years. Appointments of the first members shall be for terms of one (1), two (2), and three (3) years, respectively, so as nearly as possible to provide for the appointment of an equal number of members each year. After the initial appointments, each member shall hold office for the full three-year term.

(b) The zoning board of appeals shall perform its duties and exercise its powers as provided by law so that the objectives of this chapter shall be observed, public safety secured, and substantial justice done.

(c) The City Council may also appoint as many as two (2) alternate members to serve on the Zoning Board of Appeals for the same terms as regular members, with the initial term for each coinciding with the terms of the members who have more than two years remaining. The alternate members shall be called on a rotating basis to sit as regular members of the Board in the absence of a regular member. An alternate member may also be called to serve in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. Once an alternate has been called to serve in a particular case, he or she shall continue to participate in that case until a decision has been rendered. The Zoning Board of Appeals may establish additional regulations governing the role and call of alternate members in its rules of procedure.

Section 2. Section 14.02 of the City of Fraser Zoning Ordinance, codified as Section 32-223 of the City Code of Ordinances, shall be replaced to read as follows:

Sec. 32-223. - Meetings and records.

Meetings of the zoning board of appeals shall be held at the call of the chairperson and at such other times as the board may determine. Meetings may be called at the request of five

(5) members of the board. The board shall keep minutes of its proceedings showing the vote of each member upon every question decided by it, or if any member is absent or fails to vote, indication of such fact. A statement of the facts found by the board shall be included in the minutes in each case heard or considered by it. The reasons for approval or denial for any request shall appear in the minutes. In every instance, a statement of the facts upon which such recommendations are based shall appear in the minutes. The minutes of the board shall be filed with, and maintained by, the office of the city clerk.

Section 3. All other provisions of the Fraser Zoning Ordinance not specifically amended by this Ordinance shall remain in full force and effect.

Section 4. This ordinance shall become effective seven (7) days after publication of a notice of adoption.

This ordinance was introduced at a _____ meeting of the City Council of the City of Fraser on the _____ day of _____, 2023, and was duly adopted at a _____ meeting of the City Council of the City of Fraser on the _____ day of _____, 2023.

MICHAEL CARNAGIE, Mayor

CYNTHIA GREENIA, City Clerk

CERTIFICATION

I, Cynthia Greenia, City Clerk for the City of Fraser, County of Macomb, State of Michigan, certify that this is a true copy of an Ordinance adopted by the Council of the City of Fraser at its _____ meeting on Thursday, _____, 2023.

CYNTHIA GREENIA, CITY CLERK

PUBLICATION DATE:

Monday, _____, 2023

Macomb Daily

CITY OF FRASER

ORDINANCE NO. 279-____

NOTICE OF ADOPTION OF ORDINANCE

The City of Fraser has adopted an ordinance to amend Article XIV, Section 14.00 and Section 14.02 of Zoning Ordinance No. 279 to authorize the City Council to appoint two (2) alternate members to serve on the Zoning Board of Appeals in the absence of a regular member. This amendment shall be effective seven (7) days after publication of this Notice of Adoption. A copy of the Ordinance can be inspected or obtained from the City Clerk's office in City Hall, 33000 Garfield Road, Fraser, Michigan 48026, during normal business hours.

**ATTENTION
CITY OF FRASER RESIDENTS
PUBLIC HEARING NOTICE
ZONING ORDINANCE TEXT AMENDMENT
MARCH 1, 2023**

The City of Fraser Planning Commission will hold a public hearing on Wednesday, March 1, 2023 to hear comments on a proposed amendment to the Zoning Ordinance. The public hearing will be held at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

The proposed zoning amendment text change will be to Article XIV, Section 14.00 and Section 14.02 of Zoning Ordinance #279 to authorize the City Council to appoint two (2) alternate members to serve on the Zoning Board of Appeals in the absence of a regular member.

Anyone wishing to comment that cannot be present may send their concerns in writing to Cindi Greenia, Clerk City of Fraser, 33000 Garfield, Fraser, MI 48026 or contact her at (586) 293-3100 ext. 106 or cgreenia@micityoffraser. Comments must reach the City before 4:00 p.m. on March 1, 2023.

Publish: February 10, 2023
Cindi Greenia, Clerk
City of Fraser