



CITY MANAGER

Elaine Leven

CITY CLERK

Cynthia Greenia

City of Fraser

CENTENNIAL COMMUNITY

MAYOR

Michael Lesich

MAYOR PRO-TEM

Dana Sutherland

COUNCIL

Amy Baranski

Patrick O'Dell

Kenny Perry, Jr.

Patrice Schornak

Sherry Stein

AGENDA

CITY OF FRASER ZONING BOARD OF APPEALS

JANUARY 18, 2024 @ 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 – January 18, 2024
- V. Approval of Minutes – December 7, 2023
- VI. Formal Statement by Chair
- VII. Public Hearing
- VIII. Old Business (Postponed Cases)

Variance Request

Appeal # 23-05

Monticello Company/LLC

BY REASON OF: SECTION 32-85-1-0, PROVISIONS PERTAINING TO ACCESSORY FREESTANDING SIGNS.

PURPOSE OF REQUEST: TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS TO INCREASE THE MAXIMUM FREESTANDING SIGN AREA WITHIN THE PROHIBITED VERTICAL DIMENSIONS OF FOUR (4) FEET AND TEN (10) FEET. SECTION 32-85-1-0 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

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IX. New Business of the Board

a. Election of Officers

X. Unfinished Business of the Board

a. Discussion of Driveway Expansion

XI. Monthly Report

a. December Monthly Reports

b. Action Items Update

XII. Planning Commission Liaison

XIII. Public to be Heard

XIV. Adjournment

Posted: 1/11/2024



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**DRAFT MINUTES
CITY OF FRASER ZONING BOARD OF APPEALS
DECEMBER 7TH, 2023 @ 7:00 P.M.
COUNCIL CHAMBERS, 33000 GARFIELD, FRASER, MI 48026**

I. Call Meeting to Order

A regular meeting of the City of Fraser Zoning Board of Appeals was held on Thursday, December 7, 2023 at 7:00 pm. In City Council Chambers. The meeting was called to order by Chairman Farina at 7:00 p.m.

At this time Chairman Farina welcomed State Senator Veronica Klinefelt to the meeting and thanked her for joining the City of Fraser Zoning Board of Appeals for this special occasion. He also welcomed Mayor Michael Lesich, City Council Member Patrice Schornak, City Council Member Sherry Stein, Planning Commission Chair Kathy Czarnecki, Planning Commission Member John Keil, Attorney Clark Andrews and Mr. and Mrs. Mark Stimac.

II. Pledge of Allegiance

Chairman Farina led the Pledge of Allegiance.

III. Roll Call

PRESENT: Burley, Chimenti, Farina, Goodell, Menendez

ABSENT:

OTHERS: City Attorney Alyssa Ericson, City Planner Lauren Sayre, City Clerk Greenia

IV. Approval of Agenda – December 7, 2023

Motion by Farina, supported by Burley, to approve the agenda as amended with the removal of Item XI. (a) Discussion of Driveway Expansion.

AYES: Burley, Chimenti, Farina, Goodell, Menendez

NAYS: None

Motion Carried

V. Approval of Minutes – November 2, 2023

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Motion by Menendez, supported by Burley, to approve the minutes of the City of Fraser Zoning Board of Appeals Meeting for November 2, 2023 as amended.

AYES: Burley, Chimenti, Farina, Goodell, Menendez

NAYS: None

Motion Carried

Presentation of the “State of Michigan Special Tribute” to Mark Stimac, as Presented by the Honorable State Senator Veronica Klinefelt.

Chairman Farina introduced State Senator Veronica Klinefelt from District 11 and noted her many years of service for Macomb County Communities, Boards and Commissions.

State Senator Veronica Klinefelt stood with Mark and noted how Mr. Stimac went to Lawrence Tech and has a degree in Architectures which is particularly important for the roles he had served in Fraser and that he was also the Building and Zoning Director in Troy. The experience that Mr. Stimac has brought to the table for Fraser has been immeasurable and she is very appreciative for that. Senator Klinefelt went on to Congratulate Mark on his 42 years of Marriage to his wife Debbie and then thanked him for his many years of Service for the City of Fraser and presented Mark with the “State of Michigan Special Tribute” in honor of that service.

Mr. Stimac noted he did not want to make a long speech but wanted to say Thank You for the support and for the trust in him by appointing him and reappointing him numerous times to the Zoning Board of Appeals as well as other Boards and Commissions that he served on for Fraser. Mr. Stimac thanked his wife for putting up with the numerous meetings on the calendar over the years and he appreciated the time he spent here. He went on to say, it was a great time, he enjoyed it and hopefully served the Citizens of Fraser well in that time. Thank you all very much.

Chairman Farina commented that Mark had been a Mentor to him through this time. Chairman Farina stated that when he started on this board, people from other Cities would come in to watch how Mark ran a meetings and his depth of knowledge and his ability to recall every case and his filing system, is second to none. Mark, Thank you for all that you have done, I know you were a mentor to me and fellow board members all the way through. It’s been a wonderful journey and I thank you for the ride.

At this time Chairman Farina invited everyone to celebrate Mr. Stimac after the meeting at the John F. Kennedy Knights of Columbus Hall on Kelly Road. He then thanked Board Member Menendez for all of her efforts to make this celebration and recognition happen for Mr. Stimac.

VI. Formal Statement by Chair

Since there were no Public Hearing, Chairman Farina did not read the formal statement into the record.

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VII. Public Hearing

There was no public hearing at this time.

VIII. Old Business (Postponed Cases)

a. Set Public Hearing Date for ZBA Case # 23-05 31471 Utica Road

Motion by Menendez, supported by Burley, to set the Public Hearing Date for

ZBA Case # 23-05 31471 Utica Road during the next City of Fraser Zoning Board of Appeals Meeting to be held in January, 2024.

AYES: Chimenti, Farina, Goodell, Menendez

NAYS: None

Motion Carried

IX. New Business of the Board

a. Adopt 2024 Meeting Calendar

Motion by Menendez, supported by Chimenti, to adopt the 2024 Regular meeting calendar for the City of Fraser Zoning Board of Appeals as follows:

January 18, 2024

February 1, 2024

March 7, 2024

April 4, 2024

May 2, 2024

June 6, 2024

July 18, 2024

August 1, 2024

September 5, 2024

October 3, 2024

November 7, 2024

December 5, 2024

AYES: Burley, Chimenti, Farina, Goodell, Menendez

NAYS: None

Motion Carried

X. Unfinished Business of the Board

Nothing at this time.

XI. Monthly Report

a. November 2023 Monthly Report

b. Action Items Update

XII. Planning Commission Liaison

XIII. Public to be Heard

Clark Andrews, one of the City Attorneys, spoke regarding Mr. Stimac. He indicated that he had the Honor of working with Mr. Stimac going back 30 years and he remembered what a great Chairman,

[Type here]

Board member and Commission member that he was. He shared that he had been a City Attorney for 49 ½ years and Mark is one of the very, very best that Mr. Clark has had the opportunity to serve with. Mark was knowledgeable, he treated the Public with a lot of respect and the City of Fraser was very, very fortunate to have someone contribute to the community for as long as he has done so and he just wanted to let everyone know what a great job he did.

Mayor Michael Lesich, 15201 Fairview spoke regarding Mr. Stimac. He shared that he had served with him a little over a year and when he applied and interviewed for the position on the Zoning Board of Appeals, he felt that Mr. Stimac set a gold standard for meetings and decorum and the way meetings are run and people are treated. He added that he had learned a lot from Mr. Stimac before and while he served on the Zoning Board and wanted to thank him for his service and it was appreciated.

Board Member Menendez thanked the Honorable Senator Klinefelt and her staff Noah and Nora who were so helpful in getting the Special Tribute done and she couldn't sing their praises enough and greatly appreciated it because Mark was so deserving of this Special Tribute that Senator Klinefelt presented this evening.

Adjournment

Motion by Menendez, supported by Burley, to adjourn the meeting at 7:18 p.m.

AYES: Burley, Farina, Lesich, Menendez

NAYS: None

Motion Carried

Respectfully Submitted

Cindi Greenia, Clerk
City of Fraser

City of Fraser; 33000 Garfield, Fraser, MI
48026 (586) 293-3100



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, January 18, 2024** 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 #23-05: **VARIANCE REQUEST / 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 AREA WITHIN
THE PROHIBITED VERTICAL
DIMENSIONS OF FOUR (4) FEET AND
TEN (10) FEET. 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.

Published December 14, 2023



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.

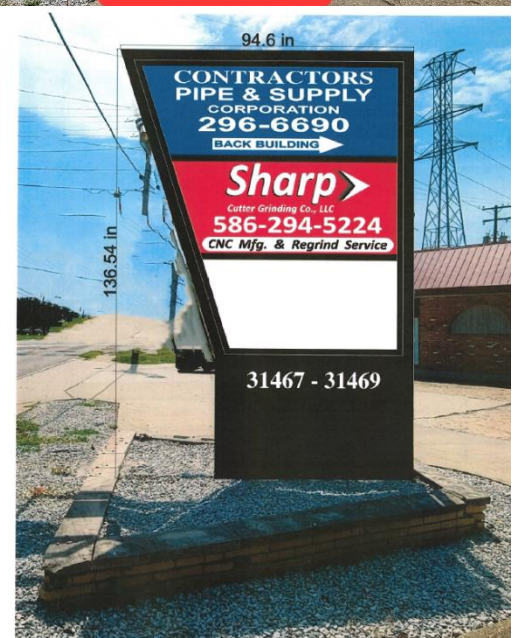
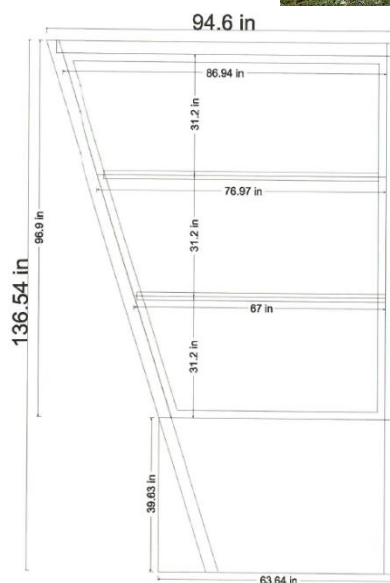
ADMINISTRATIVE STATEMENT OF FACTS

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



Communities for real life.



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

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 Structure

Garage

Deck

Roof

Pool/Spa

Shed/Accessory Building

Other _____

Pylon
Sign
by
Road

GENERAL DESCRIPTION OF PROJECT: Add to existing structure of pylon sign
Please see rendering

Project Size (sq. ft) 136.54 Estimated Cost \$ 6,601.71 Number of Stories 1

LEGAL PROPERTY OWNER: Margaret Busighani

Home Address: _____ City: _____

State: _____ Zip Code: _____ Home Phone: _____ Fax: _____

Work Phone: _____ Email: _____ 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 # _____ Expiration Date: 5/3/25 Date of Birth: _____

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

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

MESC Employer # _____
(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

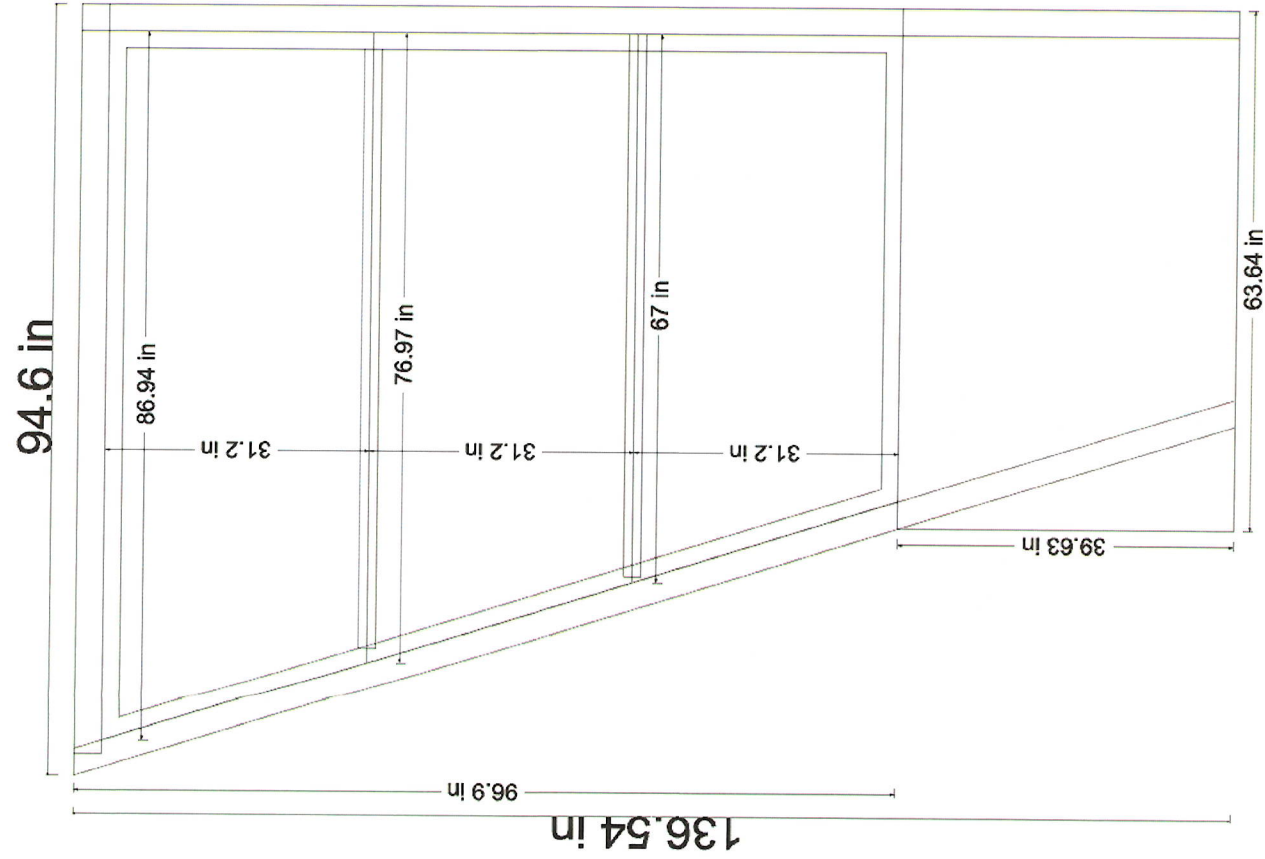
**THIS PAGE FOR
BUILDING DEPARTMENT USE ONLY**

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/Standpipe Demands: _____	
Sprinkler System Notes: _____			

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	



Sign Permit:

Monticello Company LLC
31471 Utica Rd
Fraser, MI 48026

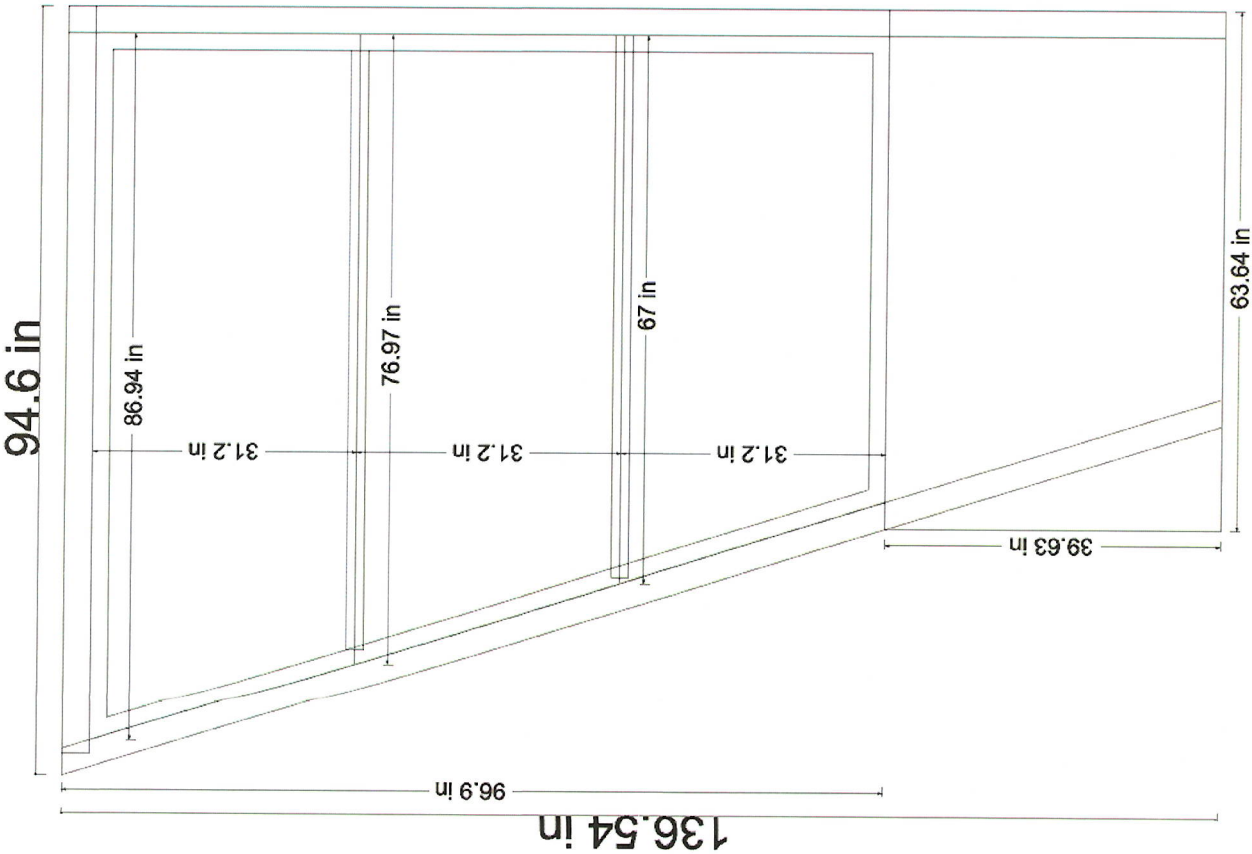
Materials:

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

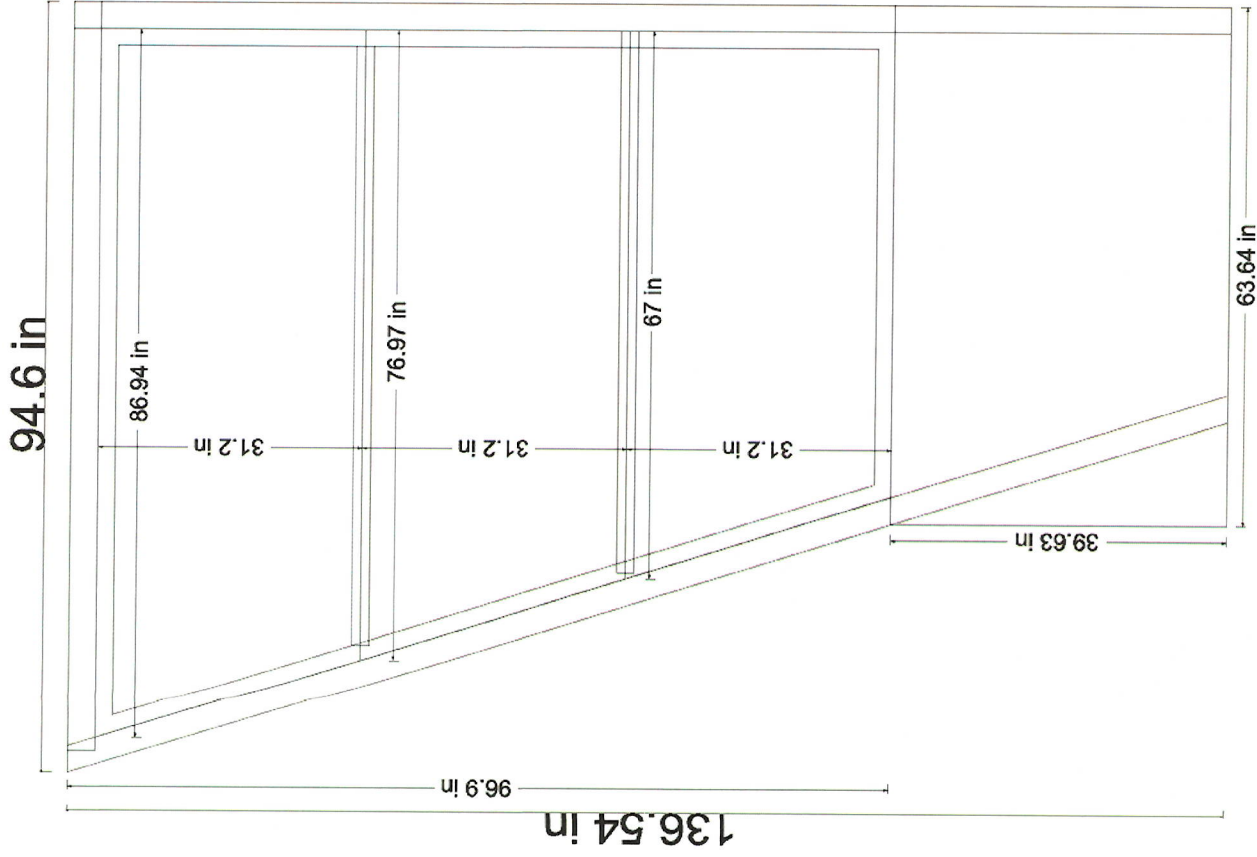
Materials:

New multi tenant pylon sign using existing poles.



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

Materials:
 New multi tenant pylon sign using existing poles.

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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:

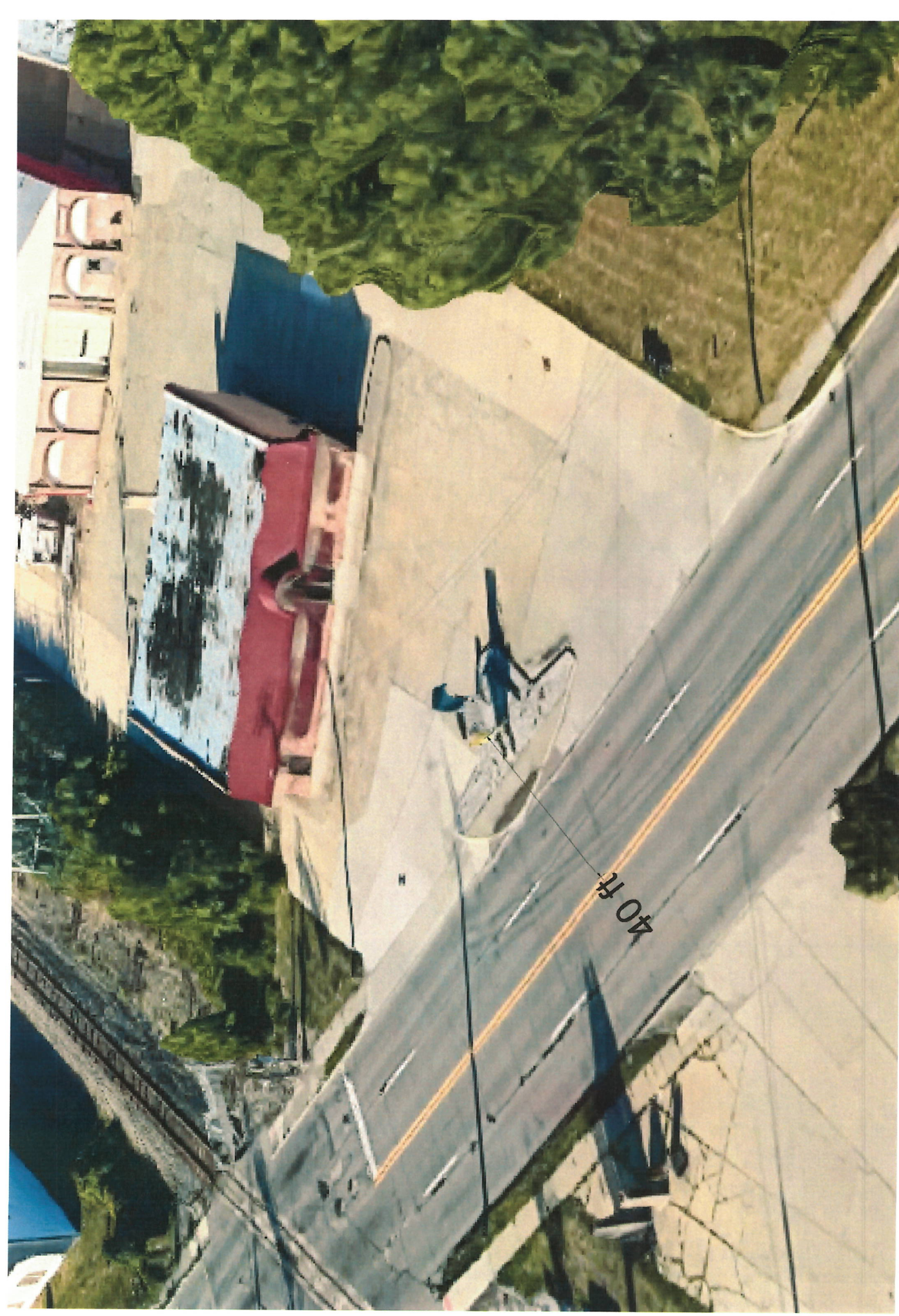
Monticello Company LLC
31471 Utica Rd
Fraser, MI 48026

Materials:

New multi tenant pylon sign using existing poles.

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- (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

3
1
4
6
9

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

3
1
4
6
7

CONTRACTORS
PIPE & SUPPLY
CORPORATION
296-6690
BACK BUILDING

3
1
4
6
9

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)

☒ 1

☐ 2

☐ 3

☐ 4

☐ 5

☐ 6

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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: [REDACTED]

10/10/23

Zoning Board of Appeals

City of Fraser

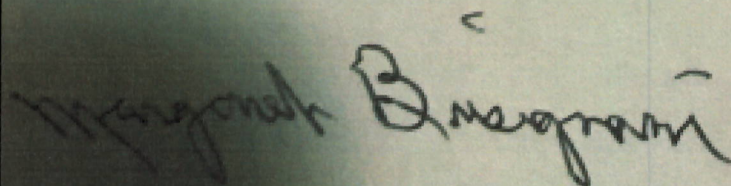
Regarding: Practical Difficulty Imposed by Ordinance for location 31471 Utica Rd, Fraser, MI 48026

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



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: [REDACTED]

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: _____

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 Desc as; 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: [REDACTED]

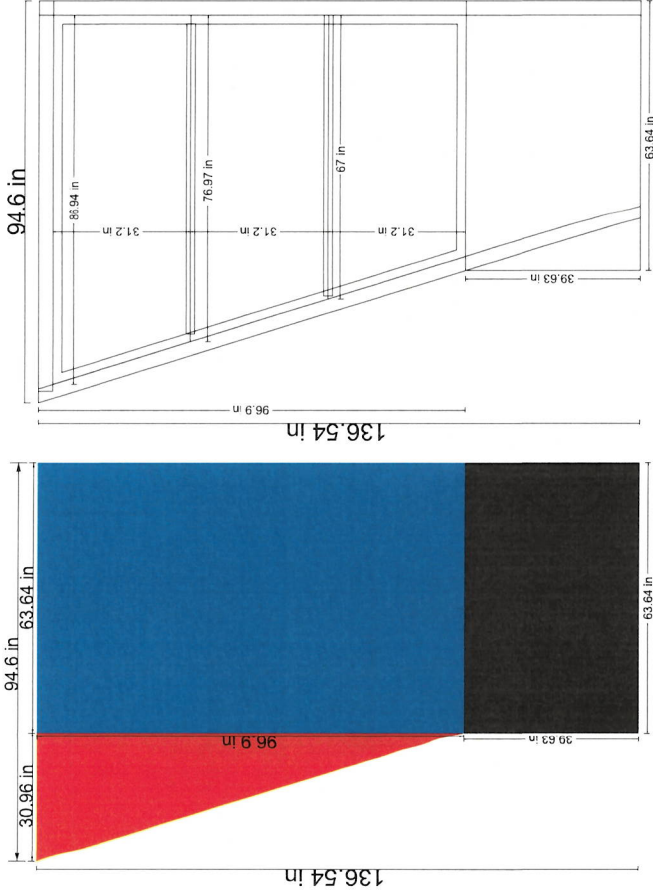
I (We) hereby request a hearing on the above-mentioned matter before the City of Fraser Zoning board of Appeals. The undersigned swear(s) the foregoing statements and answers herein contained and accompanied information and data are in all respects true and complete. I (we) grant permission to Members 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:

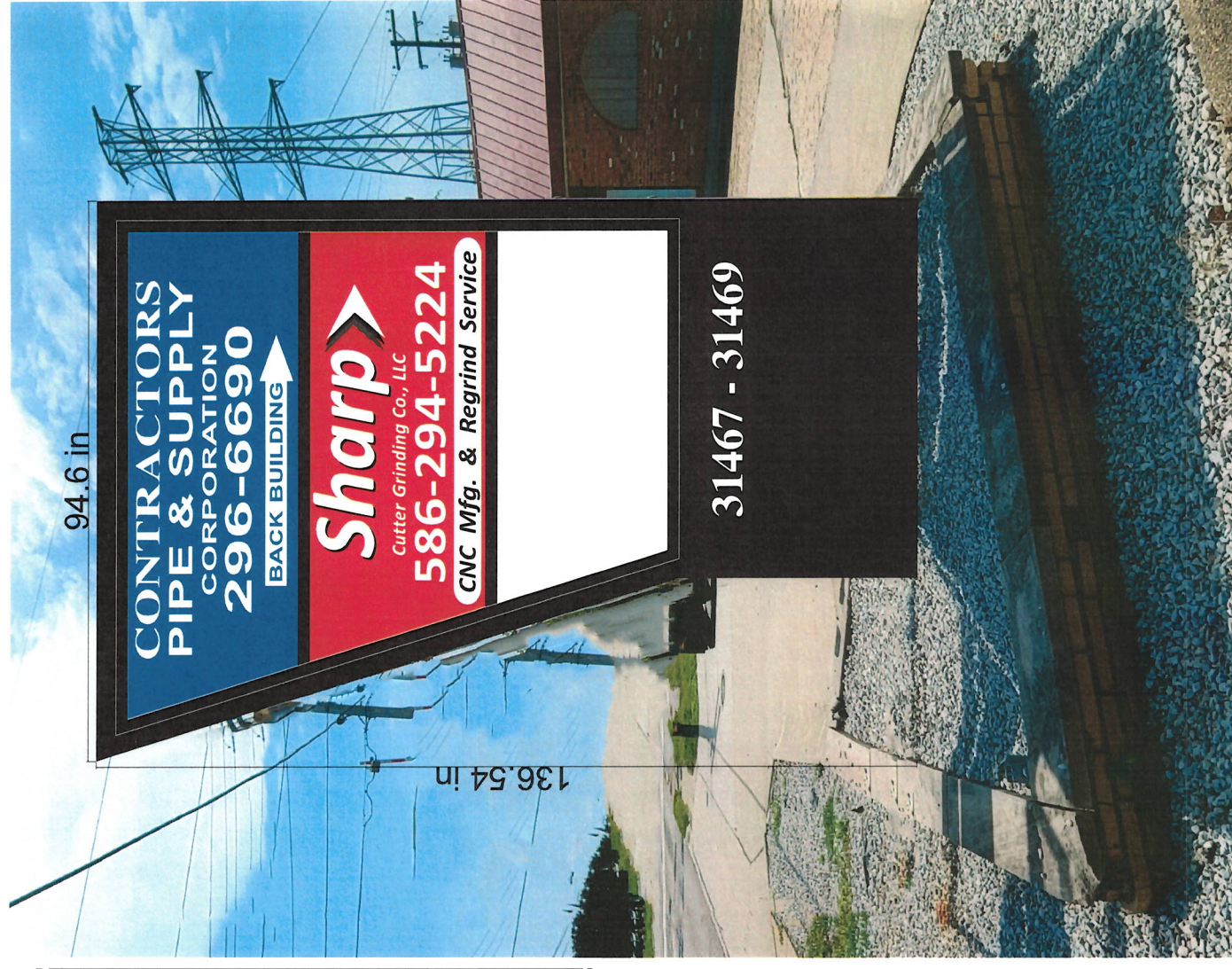
Monticello Company LLC
 31471 Utica Rd
 Fraser, MI 48026

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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CITY MANAGER
Elaine Leven
CITY CLERK
Cynthia Greenia

City of Fraser

CENTENNIAL COMMUNITY

MAYOR
Michael Lesich
MAYOR PRO-TEM
Dana Sutherland
COUNCIL
Amy Baranski
Patrick O'Dell
Kenny Perry
Patrice Schornak
Sherry Stein

To: Zoning Board of Appeals Members

Date: 1/9/2024

From: City Clerk Greenia

Re: Election of Officers

According to the City of Fraser Zoning Board of Appeals By-Laws adopted November 7, 2019 the following is said regarding officers of the Board:

Article 2: ORGANIZATION OF THE BOARD

Section 2: Officers of the Board

- a. The officers of the Board shall consist of a Chairperson, Vice-Chairperson, and Secretary.
- b. The Board may provide for such other officers as it deems necessary and desirable for the conduct of business and in accordance with statutes of the State of Michigan.

Article 3: BOARD OFFICERS

Section 1. Election Notice

The secretary shall give formal notice of the election of officers to the Board in writing at least one (1) week prior to the first regularly scheduled meeting in January.

Section 2 Nominations.

Officers shall be nominated orally at the election meeting, which shall be held at the first scheduled meeting in January or, if not meeting is held, the first meeting of the Board thereafter. Only those members present for the election are eligible for nomination. However, the election may be postponed by a majority of those present in order to allow an opportunity for additional members to be present. In such instances, if willing and able, officers shall continue to serve in their roles until their successors are elected.

Section 3 Acceptance of Nomination

[Type here]

Nominees shall accept or decline the nomination prior to the vote for such office.

Section 4. Election of Officers

- a. Elections for each office shall be held immediately after nominations for that office.
- b. The election shall be by oral vote.
- c. A simple majority of the Board members voting is needed to elect an officer.
- d. N the case of two consecutive tie votes for an office, the election for that office shall be postponed until the next regular meeting.
- e. In the event only one Bard member is nominated for any office the Board may dispense with the voting process and declare that position filled by acclamation.

Since this is the first meeting in January it is determined that the Zoning Board of appeals should elect their officers at this meeting.

MEMORANDUM

TO: City of Fraser Zoning Board of Appeals

FROM: Alyssa M. Ericson, Assistant City Attorney

RE: Ordinance Discussion: Driveway Expansion

DATE: December 5, 2023

Section 32-92(10) provides that 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. Further, parking must be restricted to paved areas. However, 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). But, horseshoe driveways are prohibited.

Generally speaking, “driveway” is the pavement leading to the garage (with some exceptions, for example, when no garage exists on the property). However, as depicted below, communities have adopted varying definitions and interpretations of “driveway,” or have not adopted a definition at all. Therefore, based on the historical usage and general understanding of the term “driveway,” our office has opined that adding front or side yard pavement that happens to abut or connect to the driveway does not make that pavement part of the driveway. Rather, it is just extra pavement because it does not lead to a garage. As such, it is our interpretation that proposals to expand residential driveways for additional parking spaces beyond the width of the garage would not be permitted under the Zoning Ordinance unless a variance is granted, because the request would be more properly characterized as a request for additional front yard paving.

In discussing Section 32-92(10), the Zoning Board of Appeals has expressed interest in comparing other communities' ordinances regarding the definition of "driveway," permissible driveway dimensions, impervious surface maximums, and RV storage/parking regulations. The following chart has been prepared to assist with that discussion.

City	Definition of Driveway	Driveway Dimensional Standards	Impervious Surface Maximum in Residential	RV Storage Requirements in Residential
Fraser	No definition is currently included in the Zoning Ordinance.	There are currently no driveway dimensional standards in the Zoning Ordinance.	Impervious surface is defined in the Zoning Ordinance, and includes compacted sand, limestone, rock or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar structures. However, there is currently no impervious surface maximum in the Zoning Ordinance.	Section 32-121(i) provides that recreation vehicles or small utility trailers may be stored in the side or rear yard, subject to numerous conditions. Specifically, the RV cannot be connected to any utilities, it must be parked/stored in the side or rear yard if outside of a garage (unless loading/unloading), and it must be kept in good repair with current license/registration.

Community	Definition of Driveway	Driveway Dimensional Standards	Impervious Surface Maximum in Residential	RV Storage Requirements in Residential
Sterling Heights	A slab of concrete (or hard surface area constructed of alternate paving material or other approved hard surface pervious material) from the sidewalk or property line to a garage or to the front building line. See Section 31.01.	There are currently no driveway dimensional standards in the Zoning Ordinance. However, Chapter 48 allows three (3) foot driveway extension strips, which are included in the maximum 45% impervious surface coverage in the Zoning Ordinance. See Section 48-67.	Maximum front yard impervious and hard surface pervious material coverage is 45%, or two hundred (200) square feet if located on a road with a ROW width of eighty-six (86) feet or greater. Existing driveways that were lawfully installed with a valid permit that exceed 45% are permitted to remain and existing driveways that were installed by a prior owner without a valid permit that exceed 45% are permitted to remain. However, all other noncompliant driveways must be brought into compliance upon any portion being repaired, replaced, or resurfaced. See Section 48-67 and Section 3.04.	There are currently no requirements regarding storage of RV's in the Zoning Ordinance. However, Chapter 37, Article III regulates the parking and storing of RV's, camper enclosures, boats, utility trailers, and snowmobiles in single-family residentially zoned areas. All RV's must be parked in an enclosed building, in the rear yard or side yard, or in the front yard (subject to numerous conditions) if located on a corner lot. If there is no accessibility to a garage or no space available in the rear or side yard, an RV can be parked in the front yard if no closer than eight (8) feet from a sidewalk or seven (7) feet from the front lot line if no sidewalk exists. All RV's must be parked/stored on a surface consisting of asphalt, concrete, pavers, or an alternative material approved by the Building Official. See Section 37-24.

Clinton Township	No definition is currently included in the Zoning Ordinance, but Section 1299.01 provides that driveways may be constructed within required front, side, and rear yards.	Driveways for residential homes with detached garages or one-car attached garages cannot exceed twenty-eight (28) feet in width at the roadway and twenty (20) feet in width at the property line. Driveways for residential homes with two-car, three-car, or larger attached garages cannot exceed thirty-five (35) feet in width at the roadway and thirty (30) feet in width at the property line. See Section 1266.02.	There is currently no impervious surface maximum in the Zoning Ordinance.	RV's can be stored/parked on any lot or parcel in residential districts, subject to specific conditions. Notably, RV's must be stored/parked in a rear yard or non-required side yard, unless being used for loading/unloading purposes. RV's must be parked or stored on a storage pad, constructed of either concrete, asphalt, patio blocks, stone, gravel or similar materials, and must be of sufficient size to be totally under the vehicle. The storage pads must be constructed and maintained in order to properly hold the vehicle, and to prohibit the possibility of any vegetation growing under the vehicle. See Section 1298.09.
Eastpointe	No definition is currently included in the Zoning Ordinance. However, driveway is defined in Section 38-55 as a road, especially a private one, leading from a street or other public way to a building, house, garage or similar structure, and includes the driveway approach (the portion lying between the sidewalk or the sidewalk line and the curb).	There are currently no driveway dimensional standards in the Zoning Ordinance.	There is currently no impervious surface maximum in the Zoning Ordinance.	RV's can be parked/stored in any residential district, subject to specific requirements. Notably, RV's must be parked or stored in the rear or side yard, unless being used for loading/unloading purposes. See Section 50-165.
Mount Clemens	No definition is currently included in the Zoning Ordinance.	For any residential use, no driveway located in the front yard can exceed a width greater than 33% of the entire lot frontage or twenty (20) feet, whichever is less. Driveways entering from the rear or side yard are not subject to the same requirements. See Section 10.7.	40% See Section 4.3.	There are currently no requirements regarding storage of RV's in the Zoning Ordinance. However, Section 17.102 regulates the parking and storage of recreational equipment. Notably, the RV'S must be parked/stored in the rear open space or behind the front yard of the house/building line. RV's cannot be parked in the front yard.

New Baltimore	No definition is currently included in the Zoning Ordinance.	There are currently no driveway dimensional standards in the Zoning Ordinance.	45% in R-80, 50% in R-70, 55% in R-65, and 50% in Waterfront Residential. See Sections 60-102 and 60-103.	RV's must be parked/stored in a garage, enclosed in a building, or completely within the rear, side, or waterfront yard of the lot. RV's can be parked on a driveway for a temporary period. See Section 60-64.
Roseville	A private roadway, passage, or way upon and along which vehicles may be driven and which is intended to provide access to a parking space, garage, dwelling building, or other structure. See Section 370-5.	There are currently no driveway dimensional standards in the Zoning Ordinance.	There is currently no impervious surface maximum in the Zoning Ordinance.	Recreational equipment can be parked anywhere on a residential lot, not to exceed 72 hours, for loading and unloading. However, it must be stored in the rear yard or non-required side yard. See Section 370-101.
Shelby Township	No definition is currently included in the Zoning Ordinance.	There are currently no driveway dimensional standards in the Zoning Ordinance.	There is currently no impervious surface maximum in the Zoning Ordinance.	RV's cannot be stored within a required front yard, except for short-term parking or loading and unloading. See Section 3.29.
Warren	A driveway shall be hardsurfaced access connecting such parking space with a street or alley and permitting ingress and egress of a motor vehicle. See Section 2.62.	There are currently no driveway dimensional standards in the Zoning Ordinance.	There is currently no impervious surface maximum in the Zoning Ordinance.	RV's cannot be parked/stored in the front or side yard of any single or two family residential lot, except one RV may be parked on an established driveway for a period not to exceed 72 hours for purposes of loading, unloading, trip preparation, and routine maintenance. RV's must be located on a storage pad constructed of either concrete, asphalt, or patio block that encompasses the wheel areas of the vehicle. See Sections 5A.04 and 5A.07.



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.



MCKENNA

Monthly Planning & Zoning Report

For December 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. Temporary CofO granted until January 1, 2024. Initial special land use expired, so drive-through may not be utilized unless special land use is granted.
SLU23-01 31000 Groesbeck Hwy	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.
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.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
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PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		Variance request for front parking setback reduction granted for October 5, 2023 ZBA. Conditionally approved by Planning Commission on November 1, 2023. Final site plans approved by Planning and Zoning. Pending engineering and building review.
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	Postponed to January 18, 2024.
RZ23-02 32981 & 32875 Utica Road Sheetz	Conditional rezoning from CBD to CG to operate a gas station and fast food restaurant.	Public hearing at the January 3, 2024 Planning Commission Meeting. Planning Commission to make recommendation to City Council at January 3, 2024 Planning Commission Meeting. City Council to grant approval or denial of conditional rezoning TBD.

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 January