



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, August 2, 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 – July 17, 2023
6. New Business
 - a. Public Notices: SLU 23-01 31000 Groesbeck, Auto Repair Shop Special Land Use Request in CG District.
 - b. Site Plan and Other Review
7. Unfinished Business:
 - a. SP 23-02 31401 Groesbeck Highway, Popeyes Site Plan Amendment
 - b. Action Items
 1. 16775 13 Mile Road Development
 2. 34625 Utica Road; Open hole on Utica Road
8. Public Communication on Non-Agenda Items
9. Monthly Report
 - a. July 2023

10. Zoning Board of Appeals Member Liaison Report

11. Commissioners' Comments and Items of Interest/Concern

12. Adjournment
POSTED: 07/27/23

**DRAFT PLANNING COMMISSION MINUTES
CITY OF FRASER
33000 GARFIELD, FRASER, MI 48026
July 17, 2023
7:00 P.M.**

A regular meeting of the City of Fraser Planning Commission Meeting was held on Wednesday, February 1 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 Czarnecki called the meeting to order at 7:00 P.M.
Chairman Czarnecki led the Pledge of Allegiance.

2. ROLL CALL

PRESENT:

Barr
Czarnecki
Farina
Meyer
Perry
Keil
Warunek

ABSENT:

None

OTHERS: Attorney Don Denault, Planner Alicia Warren

3. APPROVAL OF AGENDA – REGULAR MEETING July 17, 2023

Commissioner Farina added under “Old Business” follow-up on landscape requirement explanation and adding Action Items to discuss previous concerns from the board.

Motion by Farina, seconded by Keil to approve the agenda as revised with addition of two items under Old Business.

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

NAYS: None

Motion Carried.

4. CHAIRPERSON’S OPENING REMARKS

Chairperson CZARNECKI 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 JUNE 7, 2023

Chair Czarnecki stated a correction on page 4, B. Site Plan 3174 Utica should read 31475 Utica.

Motion by Keil, seconded by Warunek to approve the June 7, 2023 meeting minutes as corrected.

AYES: Barr, Czarnecki, Farina, Meyer, Perry, Keil, Warunek
NAYS: None Motion Carried.

6. NEW BUSINESS

A. Public Hearings: None

B. Site Plan and Other Reviews:

i. SP 23-02 31401 Groesbeck, Popeyes Site Plan Amendment

The item was postponed until later in the meeting to allow applicant time to be present.

C. Discussion of Updated Sign Ordinance

City Attorney, Denault presented on the current sign ordinance and potential changes that can be made as the city revises.

Discussion was had regarding steps moving forward in updating the Sign Ordinance. An outline will be created for upcoming meetings and ordinance will be broken into sections.

Motion by Perry, seconded by Farina to forward the 2022 Fraser Annual Planning Report to City Council with the revisions from the Planning Commission.

B. Site Plan and Other Reviews:

i. SP 23-02 31401 Groesbeck, Popeyes Site Plan Amendment

The applicant has not shown up to the meeting. Chair Czarnecki recommends postponing item.

Motion by Farina, seconded by Keil to postpone SP 23-02 31401 Groesbeck, Popeyes Site Plan Amendment to the August 2, 2023 Planning Commission meeting.

7. UNFINISHED BUSINESS

a. Authority to waive landscaping requirement memorandum.

Attorney Denault presented the memorandum and answered further questions from the board.

- b.** Open action items from previous Planning Commission meetings.

Commissioner Farina would like to add “Action Items” to future agendas for open items asked about.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

No public comment.

9. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina gave a brief update on the June 20, 2023 Zoning Board of Appeals special meeting.

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

Commissioner Meyer no comment.

Commissioner Perry no comment.

Commissioner Farina no comment.

Commissioner Keil said he will be absent at the August 2, 2023 meeting.

Commissioner Warunek asked City Attorney on if board members run for City Council, how long can they stay on the board. City attorney answered that they are allowed to serve on the board until they are sworn into City Council. It is possible that one member can serve on both boards, which the city attorney can look into.

Commissioner Barr no comment.

City Clerk, Cindi Greenia, no comment.

Planner Warren apologized to Commissioner Farina for lack of communication between the administration. She also announced Planner Lauren Sayre who will be taking over Planning Commission meetings for a few months.

City Attorney Denault mentioned the Fraser Lion’s Club fair next week.

Chair Czarnecki no comment.

11. AJDOURNMENT

Motion by Farina, seconded by Meyer to adjourn at 8:48pm

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

NAYS: None

Motion Carried.

Respectfully Submitted
Cindi Greenia, Clerk
City of Fraser

____ Building Department
____ Fire Marshal
____ City Council/Econ. Dev. Coord.

Application No. _____
Date Received _____
Review Fee \$ _____

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

☐ Site Plan

☐ Special Land Use

Name of Project: Compass Auto Glass

Address of Project: 31000 Groesbeck Hwy Fraser, MI 48026

Proposed Use: _____

Applicant's Name: Rimon Koreal -Randa Odeesh

Address: 37165 Gary Dr

City: Sterling Heights Mi Zip: 48310 Phone: 586-817-9013

Parcel Identification: 03-14-05-354-002

Complete Legal Description: (use opposite side or attach separately)

Zoning: CG Size in acres: 0.21AC Parcel Width: _____ Parcel Length: _____

Legal Owner:

Name: Rimon koreal- Randa Odeesh Phone #: 586-817-9013

Address: 37165 Gary Dr sterling Heights Mi 48310

Site Plan Preparer's Name: Rimon Koreal - Randa Odeesh

Phone: 248-212-9339 Fax: _____

If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.):

required by the City of Fraser Zoning Ordinance. All plans must be folded when submitted. The applicant or representative must be present at the Planning Commission meeting. The site plan shall satisfy the requirements of the Zoning Ordinance for issuance of a building permit, but shall not exempt the applicant from compliance with all other City ordinances or requirements.

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



Signature of Applicant



Signature of Legal Property Owner

Rimon Koreal - Randa Odeesh
Please print/type name below signature

Rimon Koreal -Randa Odeesh
Please print/type name below signature

CITY OF FRASER

SPECIAL LAND USE PROCEDURES

SUBMISSION REQUIREMENTS

The petitioner shall submit eighteen (18) copies of the site plan and completed application form at the City Hall at least twenty (20) days prior to a scheduled Planning Commission meeting. The special land use request and site plan shall meet all applicable submission requirements of Section 7.02 for site plan, and Section 12.02 for special land use, in the City of Fraser Zoning Ordinance. The completed application must be accompanied by the required fee, as established by resolution of the City Council. In most cases, the plans shall be prepared at standard engineering sizes and shall be folded to 10" by 12" or less in size.

The application shall also include a written report that specifically addresses each of the eight (8) standards of Section 12.02.A. Following is a reprint of these standards for your convenience:

A. Standards.

1. The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the zoning district in which it is to be located.
2. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle interfaces in residential districts.
3. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be offensive to the occupants of any other nearby uses permitted, whether by reason of dust, noise, fumes, vibration, smoke or lights.
4. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.
5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the City.
6. The proposed use is necessary for the public convenience at the proposed location.
7. The proposed use is so designated, located, planned and to be operated that the public health, safety and welfare will be protected.
8. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

STAFF PROCESSING

City staff will date the application, accept fees, record the case number on the application and plans, and transmit cases.

The staff will forward copies of the site plan, when properly submitted, to the following:

- City Manager
- Building Department
- Department of Public Service
- Planning Commission
- Consulting Planner
- Consulting Engineer
- Planning Commission File Copy

The site plan review shall be placed upon the agenda of the Planning Commission meeting. Staff shall notify the petitioner of the date and time of the meeting.

Consultants and department heads shall prepare their site plan checklist or written reviews and submit same to the Planning Commission at least six (6) working days prior to the meeting.

PUBLIC HEARING NOTICES AND REQUIREMENTS

The Administration shall set the Public Hearing date for all special land use applications. One (1) notice of Public Hearing shall be published in the City's official newspaper. The notice shall appear in the paper not less than fifteen (15) days before the Public Hearing date.

The Notice of Public Hearing shall also be sent to the owners (list to be taken from the City tax rolls) of property and the occupants of structures within three hundred (300) feet from the property which is the subject of the request for special land use approval. Notices shall observe the same timing requirements noted above and shall contain the following information:

- The nature of the special land use request.
- The property which is the subject of the special land use request, including the addresses, parcel I.D. nos., and legal descriptions if addresses are not available.
- Where and when the request will be considered.
- Where and when written comments will be received concerning the request

PLANNING COMMISSION ACTION

The Planning Commission shall review the individual standards for that special approval land use, the eight general standards of Section 12.02, and the site plan requirements of Section 7.02. The Commission shall approve the application with any suggested conditions the Commission may find necessary, or disapprove of the application. The decision on a special land use shall be incorporated in a statement of findings of fact relative to the special land use under consideration. The decision shall specify the basis for the decision and any conditions imposed.

Approval

Upon determination that an application is in compliance with the Zoning Ordinance, as amended, and other appropriate plans and regulations, approval will be so indicated on the site plan and shall clearly set forth in writing on the site plan or the minutes the particular use(s) which have been allowed. Thereafter, the Building Inspector may issue a building permit in conformity with the particular special land use and site plan as approved.

Denial

If the Planning Commission determines that the particular special land use(s) requested does not meet the standards of this Ordinance, or otherwise will tend to be injurious to the public health, safety, welfare or orderly development of the City, it shall deny the application and clearly set forth in writing the reason for such denial.

Record

The decision on a special land use shall be incorporated in a statement of conclusions relative to the special land use under consideration, and/or on the site plan which was approved for that use. The statement shall specify the basis for the decision and any conditions imposed.

APPROVAL PERIOD

In all cases where a special land use has been granted, as provided herein, application for a building permit in pursuance thereof must be made and received by the City not later than two hundred seventy (270) days thereafter, or such approval shall automatically be revoked; provided, however, the Planning Commission may grant an extension thereof for good cause, provided the written request was received prior to the expiration and for such period of time not exceeding two hundred seventy (270) days as it shall determine to be necessary and appropriate.

PROCESSING

After a Special Land Use is approved, three (3) signed copies of the "Application" and plans will be distributed as follows:

- One (1) copy forwarded to the Building Department;
- One (1) copy kept on file by the Planning Commission;
- One (1) copy returned to the Applicant;

ZONING COMPLIANCE PERMIT

Approval of the site plan (as submitted or with additions, corrections or alterations) by the Planning Commission shall satisfy the requirements of the Zoning Ordinance for a Building or Zoning Compliance Permit. **It shall not exempt the petitioner from compliance with other City Ordinances. The Building Inspector shall not issue a building permit until site plan approval has been received.**

Changes to an approved special approval land use or a site plan shall be resubmitted to the Planning Commission and City Council and be approved in writing, using the same procedures as those for initial approval.

CITY OF FRASER - SITE PLAN/SPECIAL LAND USE REPORT

ZONING AND PLANNING REVIEW

APPLICANT: _____ **Site Plan #** _____

CODE: (✓) Satisfactory (X) Not Satisfactory (?) Questionable (-) Not Applicable

GENERAL SITE DATA:

- () Prints sealed by a professional
- () Complete legal description
- () Zoning of site and area:
- () Existing or proposed address (if any)
- () Existing structures & improvements within 200'
- () Yards (Front ____ Rear ____ Side ____)
- () Dimensions (setbacks and separations)
- () Site dimensions
- () Size in acres
- () Scale 1" = 20 or 30 ' and north point
- () Scale 1" = 50 or 100 ' w/typical detailed
- () Location map 4" = 1 mile

PROPOSED IMPROVEMENTS:

- () Proposed structures and improvements
- () Removal of structures and improvements
- () All building architectural elevations
- () Bldg. surface material and exterior design
- () Typical floor plans with dimensions
- () Statistical data, incl. units by type etc.
- () Each mobile home site size and location
- () Equipment (large) size and location
- () Decks and patios
- () Carport locations and details
- () Maximum occupancy (if needed for parking)
- () Certificate of no outside storage (Industrial only)
- () Certificate of compliance with performance standards (Industrial only)

ACCESS, PARKING AND CIRCULATION:

- () Existing and proposed ROW
- () Traffic pattern
- () Drive and street approached dimensions
- () Hard-surface pavement
- () Parking spaces (location, number, dimensions, aisle widths)
- () Acceleration/deceleration or passing lanes
- () Pedestrian access and sidewalks
- () Exterior lighting and shielding
- () Loading and unloading
- () Fire and emergency access notes
- () Excessive curb cuts



City of Fraser

Building & Code Enforcement Department

NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the City of Fraser Planning Commission will meet on **Wednesday, August 2, 2023** at the City of Fraser Municipal Complex, Council Chambers located at 33000 Garfield Road, Fraser, Michigan for the purpose of conducting a Public Hearing and making a decision on the following request:

REQUEST: 23-01 SLU – COMPASS AUTO GLASS

BY REASON OF: SEC. 32-135, & 32-158 OF THE FRASER ZONING ORDINANCE

PURPOSE OF REQUEST: TO OBTAIN SPECIAL LAND USE APPROVAL TO ALLOW AN AUTO REPAIR AND SERVICE CENTER IN A “CG-COMMERICAL GENERAL” ZONING DISTRICT

PROPERTY IN QUESTION: 31000 GROESBECK, LOCATED NORTH OF THIRTEEN MILE ROAD, EAST OF UTICA ROAD, WEST OF GROESBECK HWY CITY OF FRASER

NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the proposed request themselves or by agent or attorney.

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.

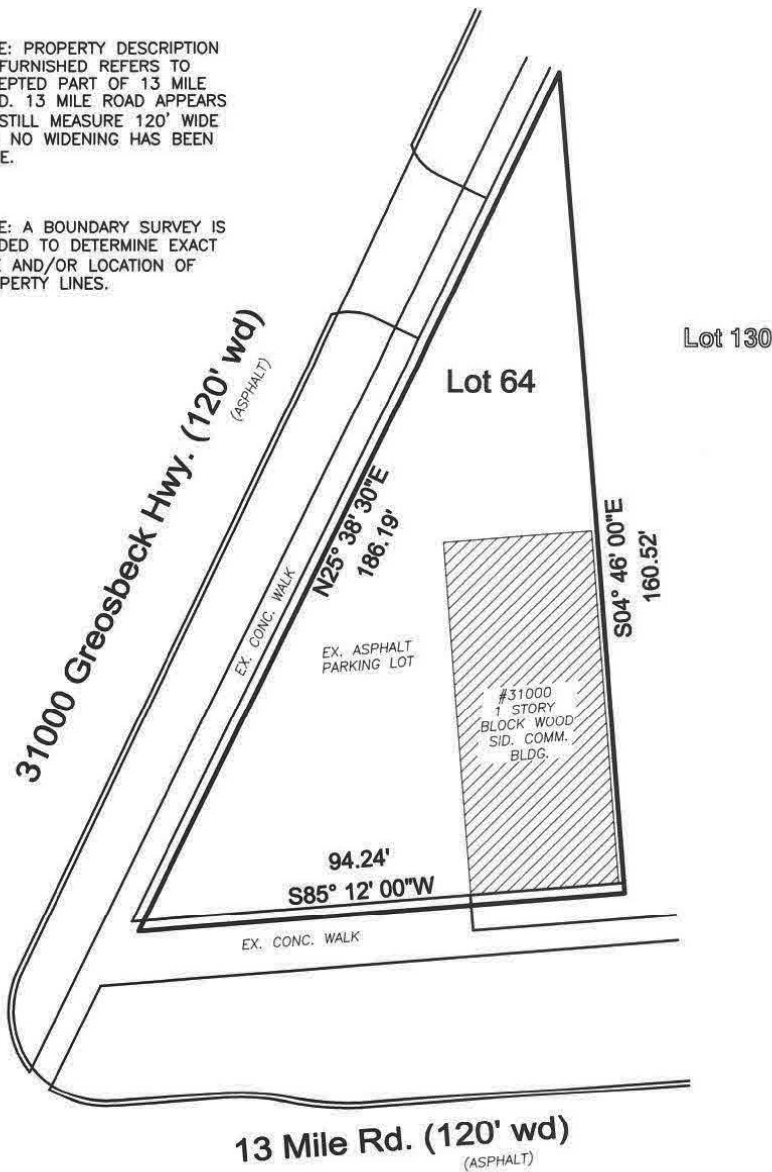
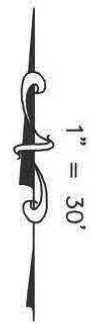
Pertinent information relating to the proposed special land use request may be reviewed at the Fraser Building Department during regular business hours which are 8:00 a.m. to 4:30 p.m., Monday through Friday at the Fraser City Hall, 33000 Garfield Road, Fraser, Michigan. Questions regarding the proposed special land use can be directed to the Planner, c/o Building Department at 586-293-3100, extension 153. Written comments may be submitted to the Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or by email to zoning@micityoffraser.com up to 4:30 p.m. on the meeting date.

33000 Garfield • Fraser, Michigan 48026 • (586) 293-3100 option 2 • Fax: (586) 293-4717

City website: “www.micityoffraser.com” • Building Department email: “buildingdept@micityoffraser.com”

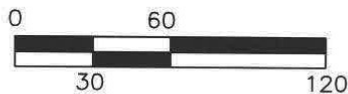
NOTE: PROPERTY DESCRIPTION AS FURNISHED REFERS TO EXCEPTED PART OF 13 MILE ROAD. 13 MILE ROAD APPEARS TO STILL MEASURE 120' WIDE AND NO WIDENING HAS BEEN DONE.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

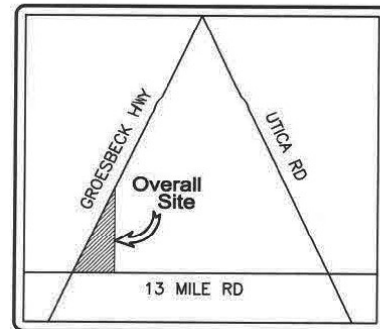


Legal Description:

LOT 64, EXCEPT THAT PART TAKEN FOR WIDENING OF 13 MILE ROAD; INDUSTRIAL PARK SUBDIVISION, OF PART OF THE SOUTH WEST ¼ OF SECTION 5, AND PART OF THE SOUTH EAST ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 13 EAST, VILLAGE OF FRASER, MACOMB COUNTY, MICHIGAN, AS RECORDED IN LIBER 11 OF PLATS, PAGE 17 OF MACOMB COUNTY RECORDS.



SHEET 1 OF 1



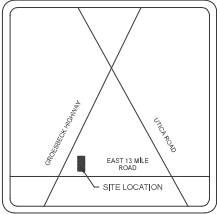
Location map
NOT TO SCALE



CLIENT:	PROJECT NO.: 23-033	
BASIL NAFSU	DATE: 03-23-2023	
SCALE: 1" = 30'	DRAWN BY: F.M.	CHECKED BY: S.M.



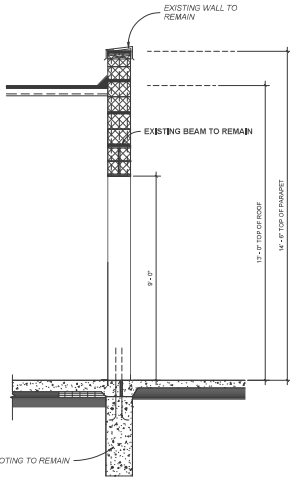
Mauro Engineering
48657 Hayes Road
Shelby Twp., MI 48315
p: 586-247-2800 f: 586-247-2811
visit us at: www.mauroeng.com



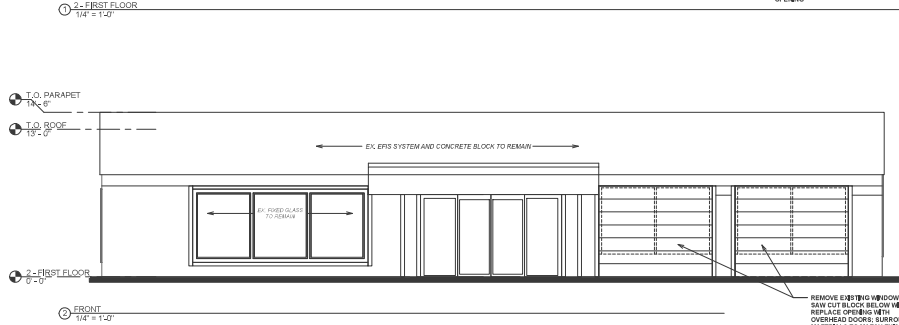
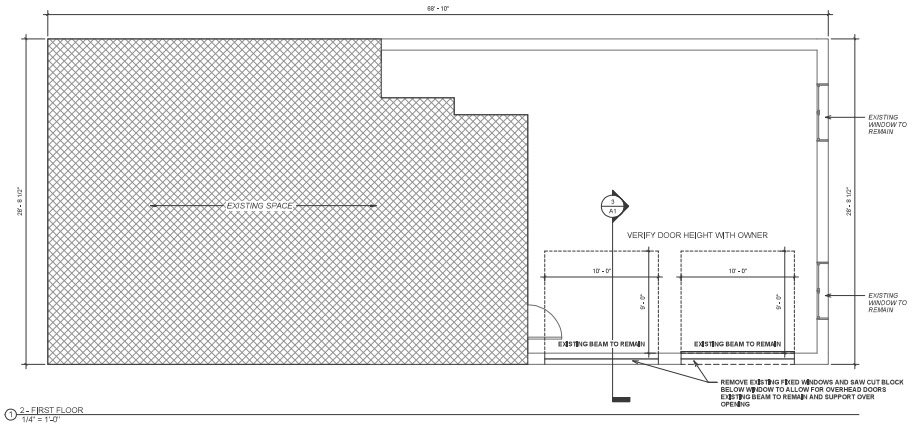
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN EXISTING BUILDING CODE
TENANT SPACE SUMMARY
2040 SQUARE FEET
USE CATEGORY: C0 (COMMERCIAL GENERAL)
RETAIL (MERCANTILE)

THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSION OF THE CONTRACTOR OR HIS SUB-CONTRACTOR, AGENTS, OR EMPLOYEES.
ASSUME SOIL CAPACITY BEARING AT 2500 PSF.
ALL ELECTRICAL FIXTURES SHALL BE PLACED IN A PROPER WORKING ORDERS- REPLACE AS NECESSARY.

BASIC WIND LOADS
BASED ON 115 MPH WIND
3 SECOND GUST
WINDWARD PRESSURE : 15.74 P.S.F.
LEEWARD PRESSURE : 9.93 P.S.F.



Section 1
12' x 14'



UNAUTHORIZED USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION FROM MAURO ENGINEERING IS STRICTLY PROHIBITED AND IS A VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTION

CLIENT: BASIL NAFSU
555.525.7000
PROJECT LOCATION: 31000 GROESBECK HIGHWAY, FRASER, MI
DATE: MARCH 2023
SCALE: As indicated

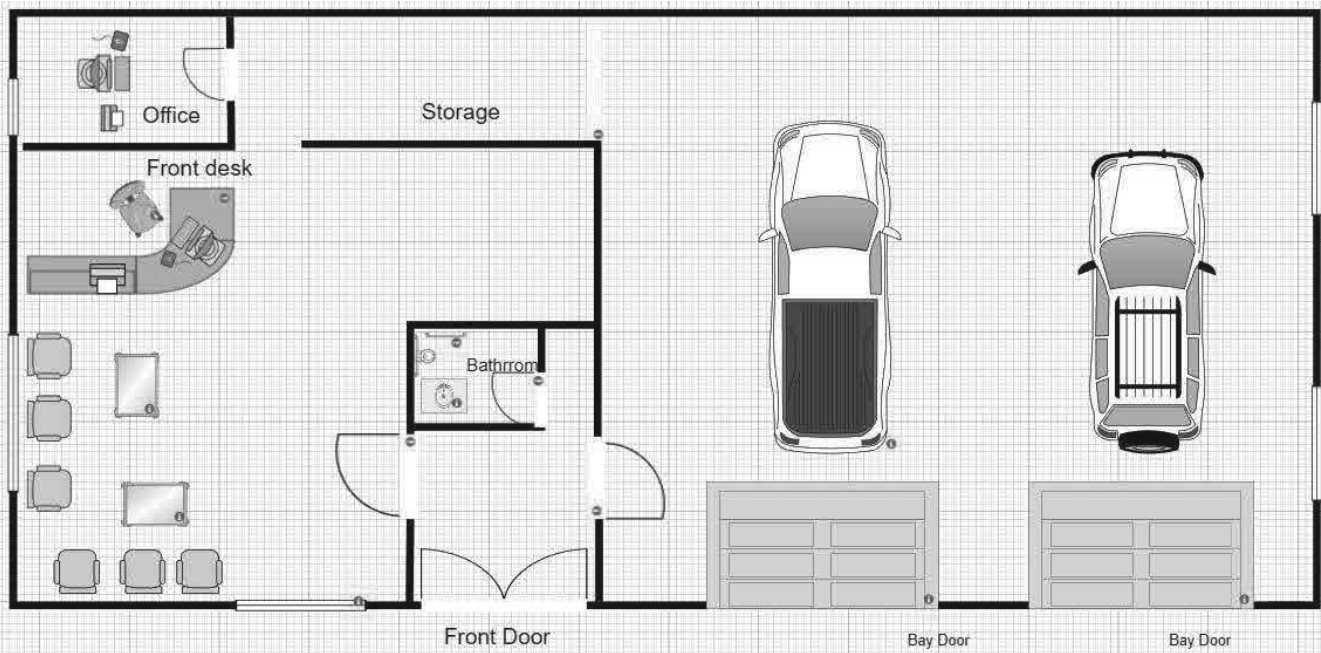
OVERHEAD DOOR PLAN



BEFORE YOU SIGN
CALL US AT 555.525.7000
FOR MORE INFORMATION

Drawn By	Checked By	Approved By	Date	By
S.M.	S.M.	S.M.		

ARCHITECT/ENGINEER SEAL
Job No. 23033
Sheet No. A1



Building Department	Application No. _____
Fire Marshal	Date Received _____
City Council/Econ. Dev. Coord.	Review Fee \$ _____

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

☒ Site Plan ☐ Special Land Use

Name of Project: <u>TG22717-Popeyes Fraser</u>	
Address of Project: <u>31401 Groesbeck Hwy, Fraser mi 48026</u>	
Proposed Use: <u>Popeyes Louisiana Kitchen Restaurant - existing</u>	
Applicant's Name: <u>Technical Group Inc. - G. Trautmann</u>	
Address: <u>27300 Haggerty Rd, Ste F-2</u>	
City: <u>Farmington Hills</u>	Phone: <u>248-426-8000</u>
Zip: <u>48331</u>	
Parcel Identification: <u>03-14-05-352-015</u>	
Complete Legal Description: (use opposite side or attach separately)	
Zoning: <u>LC</u>	Size in acres: <u>1.65</u>
Parcel Width: _____	Parcel Length: _____
Legal Owner:	
Name: <u>VBR of Fraser, LLC</u>	Phone #: <u>586-685-0212</u>
Address: <u>43231 Schoenherr, Sterling Heights, mi 48313</u>	
Site Plan Preparer's Name: <u>Technical Group Inc.</u>	
Phone: <u>248-426-8000</u>	Fax: _____
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.):	

Planning Commission meeting (second Wednesday of the month at 8:00pm.) The site plan shall include all information required by the City of Fraser Zoning Ordinance. All plans must be folded when submitted. The applicant or representative must be present at the Planning Commission meeting. The site plan shall satisfy the requirements of the Zoning Ordinance for issuance of a building permit, but shall not exempt the applicant from compliance with all other City ordinances or requirements.

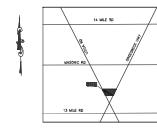
The undersigned deposes that foregoing statements and answers and accompanied information are true and correct.

Gina Trautmann
 Signature of Applicant

VBR of Fraser, LLC
 Signature of Legal Property Owner

Gina Trautmann
 Please print/type name below signature

Philip P. Ruggeri, member
 Please print/type name below signature



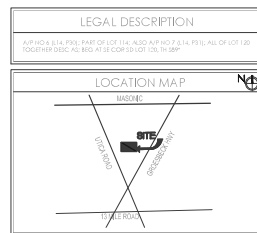
No.	Date	By	Initials
1	1-AUG-2020	JO	OFF APPROVAL PROCESSES

DROWN BYCMA
 CHECKED BY
 SIGNED BY AG HQ/2020
 Date: 08/19/20

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
 COPIES OF THIS DOCUMENT ARE BEING DISTRIBUTED TO THE APPROPRIATE AGENCIES FOR THEIR USE.
 THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.



PROJECT PORT OF SAN FRANCISCO FACILITY IMPROVEMENTS	SHEET # 16 DECK - JET PLAN
DO NOT SCALE FROM THIS SHEET DRAWING NUMBER: 010-010-010	
JOB # TG-22717	
SHEET C-1	

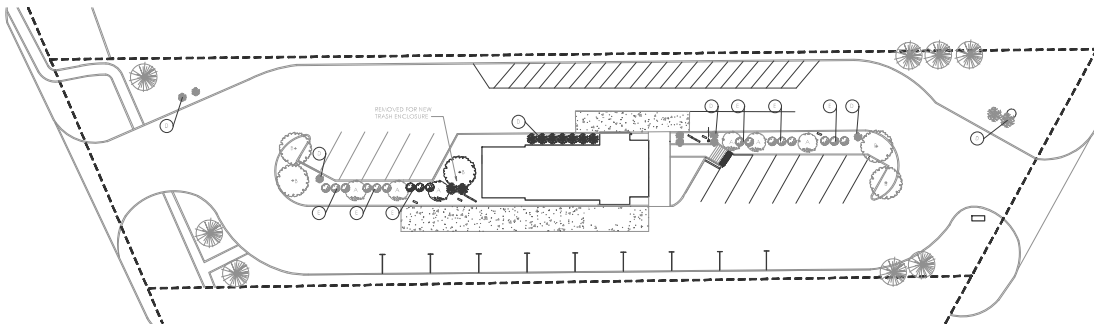


No.	DATE	BY	Notes
1	11/1/2003	JD	1ST APPROVAL RECEIVED
Dipankar Bhowmik			
Checked: SA			
Seq#: AS 101002			

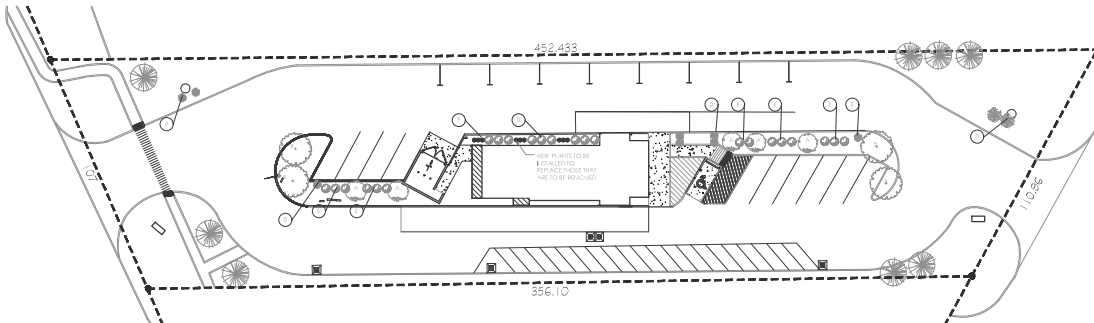
ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE AUTHORING FIRM.



PROJECT PORTS 3140 GORDON AVE. FACIES, ALABAMA	DESIGNED FOR CONSTRUCTION	SHEET TITLE PROPOSED RE PLAN
DO NOT SIGN OR REVISIONS UNLESS APPROVED BY THE OWNER		
JOB # TG-22717		
SHEET C-3		



1
CS
EXISTING SITE PLAN
SCALE: 1/8"



1
CS
PROPOSED SITE PLAN
SCALE: 1/8"

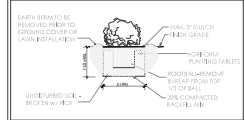
PLANT LISTING									
REF.	COMMON NAME	USE	SCIENTIFIC NAME	COMMON NAME	PLANT TYPE	HEIGHT	SPREAD	PLANTING	REMARKS
A	1	B	QUICKSILVER BURNING	QUICKSILVER BURNING	SP. BURN.	10'-12'	10'-12'	10'-12'	
B	1	A	QUICKSILVER BURNING	QUICKSILVER BURNING	SP. BURN.	10'-12'	10'-12'	10'-12'	
C	1	B	QUICKSILVER BURNING	QUICKSILVER BURNING	SP. BURN.	10'-12'	10'-12'	10'-12'	
D	1	B	QUICKSILVER BURNING	QUICKSILVER BURNING	SP. BURN.	10'-12'	10'-12'	10'-12'	
E	1	B	QUICKSILVER BURNING	QUICKSILVER BURNING	SP. BURN.	10'-12'	10'-12'	10'-12'	
F	1	B	QUICKSILVER BURNING	QUICKSILVER BURNING	SP. BURN.	10'-12'	10'-12'	10'-12'	

LANDSCAPE NOTES:

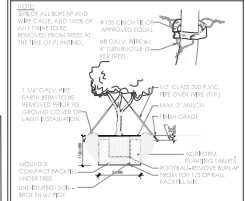
1. MATERIALS OF ALL PLANT MATERIALS SHALL BE ACCORDING TO THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN. LANDSCAPE MATERIALS SHALL BE SPECIALLY SELECTED TO MEET THE CITY OF MADISON.
2. THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE LANDSCAPE MATERIALS SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY.
3. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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2. THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE LANDSCAPE MATERIALS SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY.
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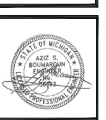
SHRUB PLANTING

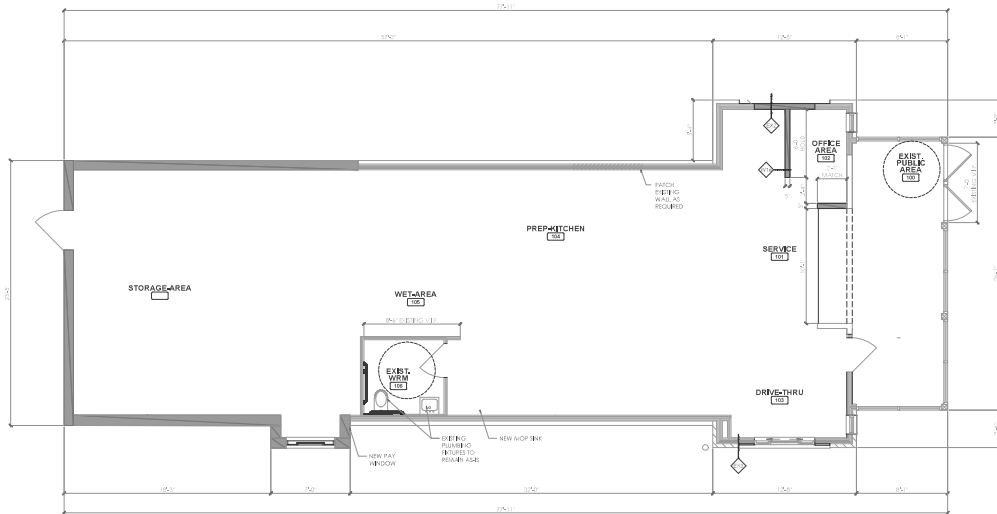


BOX TREE & GUYING DETAIL



NO.	DATE	BY	CHKD.	APP.	REVISION
1	10/1/2023	J. J. J.	J. J. J.	J. J. J.	1
2	10/1/2023	J. J. J.	J. J. J.	J. J. J.	2
3	10/1/2023	J. J. J.	J. J. J.	J. J. J.	3
4	10/1/2023	J. J. J.	J. J. J.	J. J. J.	4
5	10/1/2023	J. J. J.	J. J. J.	J. J. J.	5
6	10/1/2023	J. J. J.	J. J. J.	J. J. J.	6
7	10/1/2023	J. J. J.	J. J. J.	J. J. J.	7
8	10/1/2023	J. J. J.	J. J. J.	J. J. J.	8
9	10/1/2023	J. J. J.	J. J. J.	J. J. J.	9
10	10/1/2023	J. J. J.	J. J. J.	J. J. J.	10





LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW KNEE WALL
	PATCH FLOOR AS REQUIRED
	DOOR HINGERS

TAG KEY	REVISION	SECTION TAG	SCORE	WALL	DOOR TAG	WINDOW
	SEE SHEET A-1		SEE SHEET A-1		SEE SHEET A-1	SEE SHEET A-1
	SEE SHEET A-1		SEE SHEET A-1		SEE SHEET A-1	SEE SHEET A-1
	SEE SHEET A-1		SEE SHEET A-1		SEE SHEET A-1	SEE SHEET A-1
	SEE SHEET A-1		SEE SHEET A-1		SEE SHEET A-1	SEE SHEET A-1

WALL TYPE LEGEND		NOTE
	1. EXISTING WALL TO REMAIN	1. EXISTING WALL TO REMAIN
	2. NEW WALL	2. NEW WALL
	3. NEW KNEE WALL	3. NEW KNEE WALL
	4. PATCH FLOOR AS REQUIRED	4. PATCH FLOOR AS REQUIRED
	5. DOOR HINGERS	5. DOOR HINGERS

NOTES:

- 1. EXISTING WALL TO REMAIN
- 2. NEW WALL
- 3. NEW KNEE WALL
- 4. PATCH FLOOR AS REQUIRED
- 5. DOOR HINGERS

DOTTED LINE INDICATES LOCATION OF REINFORCED CONCRETE WALLS. DASHED LINE INDICATES LOCATION OF BLOCKWORK BETWEEN THE STUDS FOR THE INSULATION.

NO.	DATE	BY	CHKD.	APP'D.	REVISION
1	10/10/2020	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...

Drawn By: ...
Checked By: ...
Title: ...
Date: 10/10/2020



PROJECT NO. ...	DATE ...
PROJECT NAME ...	PROJECT LOCATION ...
PROJECT NO. ...	PROJECT LOCATION ...
PROJECT NO. ...	PROJECT LOCATION ...

FOR: ...
TG-27217
SHEET: A-1

[illegible]

DEMO ENTRY DOORS, HARDWARE, & CLOSURE.
DEMO COPING AS INDICATED.
DEMO DRIVE THRU WINDOWS.
DEMO WINDOW ON DRIVE THRU SIDE FOR MURAL WALL.
DEMO CANOPIES.
DEMO LIGHTS.
DEMO STORAGE.

	SECTION TAG	SCOPE TAG	DOOR TAG	WINDOW TAG	MATERIAL TAG
TAG KEY			 SEE SHEET 6-1.3	 SEE SHEET 6-1.1	 SEE SHEET 6-2.2

2021 POPEYE'S FINISH SCHEDULE						
ITEM#	MATERIAL	LOCATION	SOURCE	PRODUCT	COLOR	EXTERIOR MATERIALS / FINISH SCHEDULE FOR THE BUILDING EXTERIOR (2021)
001	FACE BLOCK	ACCENT TOWER BLOCK	MILKCHOC-BLK CHALK	IMPERIAL BLOCK	ALABASTER/BLK	7 1/2" x 12" x 3 1/2"
002				ALTERNATE ORANGE TOWER BLOCK	FLAME GRAY	16" x 24" x 8" (20)
003	INTERIOR WOOD SIDING	PROTAC AREA EXTERIOR WALLS	MILKCHOC-BLK CHALK	FINISH WOOD AWB 3020	CEBAC	1/2" x 6" x 1 1/2" (21)
004	EXTERIOR PAINT	AREA WITH SURFACE ABOVE HORIZONTAL ACCENT	BERNARDI-MILKCHOC	ULTRA-SHIELD EXTENSION WHITE	WHITE COOLERS MONUMENT WHITE	1/2" x 6" x 1 1/2" (21)
005	EXTERIOR PAINT	AREA WITH SURFACE ABOVE HORIZONTAL ACCENT	BERNARDI-MILKCHOC	ULTRA-SHIELD EXTENSION WHITE	WHITE COOLERS MONUMENT WHITE	1/2" x 6" x 1 1/2" (21)
006	EXTERIOR PAINT	AREA WITH SURFACE ABOVE HORIZONTAL ACCENT	BERNARDI-MILKCHOC	ULTRA-SHIELD EXTENSION WHITE	WHITE COOLERS MONUMENT WHITE	1/2" x 6" x 1 1/2" (21)
007	EXTERIOR PAINT	SHIPPER TOWER MOUNT CORING	BERNARDI-MILKCHOC	ULTRA-SHIELD EXTENSION WHITE	WHITE COOLERS MONUMENT WHITE	1/2" x 6" x 1 1/2" (21)
008	EXTERIOR PAINT	BOLLARD AND ORNAMENTAL FLAT FLOOR	BERNARDI-MILKCHOC	ULTRA-SHIELD EXTENSION WHITE	WHITE COOLERS MONUMENT WHITE	1/2" x 6" x 1 1/2" (21)
009	EXTERIOR PAINT	BOLLARD AND ORNAMENTAL FLAT FLOOR	BERNARDI-MILKCHOC	ULTRA-SHIELD EXTENSION WHITE	WHITE COOLERS MONUMENT WHITE	1/2" x 6" x 1 1/2" (21)
010	METAL PAINT	ORANGE TOWER MOUNT CORING	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	ORANGE PATCHEX 4554-C PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER
011	METAL PAINT	BOLLARD CORNERS	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	TEAL PATCHEX 454-C PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER
012	EXTERIOR PAINT	DAMAGED GARDEN AND PLOIN FLOOR	BERNARDI-MILKCHOC	CORCORAN-ORANGE 2545 EXT. ENAMEL	FACTORY-ORANGE-BLACK	1/2" x 6" x 1 1/2" (21)
013	EXTERIOR PAINT	ALL EXTERIOR WALLS	BERNARDI-MILKCHOC	ULTRA-SHIELD EXTENSION WHITE	WHITE COOLERS MONUMENT WHITE	1/2" x 6" x 1 1/2" (21)
014	EXTERIOR PAINT	ALL EXTERIOR WALLS	BERNARDI-MILKCHOC	ULTRA-SHIELD EXTENSION WHITE	WHITE COOLERS MONUMENT WHITE	1/2" x 6" x 1 1/2" (21)
015	DOOR	EXTERIOR GARDEN MOUNT DISTANCE	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER BY ORANGE TOWER	ORANGE PATCHEX 4554-C PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER

[illegible]

POPEYES

AL
INC.
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13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 

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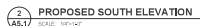
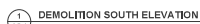
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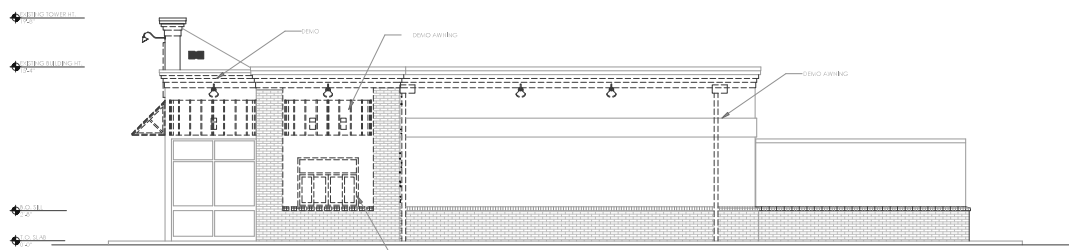
PROJECT POWERS 3140 GREENBERRY, FAIRFAX, VA 22030	DATE FOR CONSTRUCTION 10/01/00
SHEET TITLE PROPOSED EXTENSION ELEVATIONS	

TG-22717

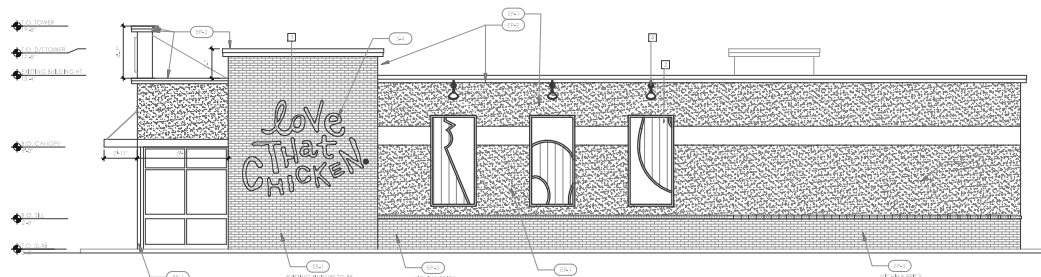
SHEET
A-2

11





1 DEMOLITION NORTH ELEVATION



2 PROPOSED NORTH ELEVATION

SCOPE OF WORK PROPOSED

DEMO ENTRY DOORS, HARDWARE, & CLOSURE.
DEMO CORING AS INDICATED.
DEMO DRIVE THRU WINDOWS.
DEMO WINDOWS ON DRIVE THRU SIDE FOR MURAL WALL.
DEMO CANOPIES.
DEMO LIGHTS.
DEMO SIGNAGE.

TAG KEY	SECTION TAG	SCOPE TAG	DOOR TAG	WINDOW TAG	MATERIAL TAG
			SEE SHEET A-1.1	SEE SHEET A-1.1	SEE SHEET A-2.1

EXTERIOR ELEVATION NOTES

- [illegible]

2021 POPEYE'S FINISH SCHEDULE

[illegible]

DATE	6/19/20	BY	W/106
NO.	1	DATE	10/1/2023
CHECKED BY		APPROVAL	PROCESSED
SCALE	ALL INFORMATION		
DATE	6/19/20		



PROJECT PORES 100% POLYURETHANE, FRAMER 4.000 FOR CONSTRUCTION	SHEET DIMA, PROZOD EXTIER SERVINGS
JOB # TG-22717 SHEET A-2.2	

Site Plan Review Summary

Site plan dated June 6, 2023

SP23-02

City of Fraser, Michigan



SITE ADDRESS / LOCATION 31401 Groesbeck Highway	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 Gina Trautmann on behalf of Technical Group, Inc.	

BRIEF SUMMARY OF REQUEST:

The applicant, Technical Group Inc., proposes to renovate an existing drive thru Popeye's restaurant. The 0.95-acre site, in the IC zoning district, is located on Groesbeck Highway south of Masonic Avenue. The proposed renovations include, but are not limited to, the following: install and relocate a new trash enclosure; install new concrete sidewalks, curbs, light poles, and signage; replace the building's brick façade; and install new landscaping.



EXISTING SITE INFORMATION:	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
	IC – Industrial Controlled	Other commercial sites zoned CG – Commercial General & IR – Industrial Restricted	Various renovations	Total site area = 0.95 acres 110.96 ft. frontage on Groesbeck Highway

PLANNER RECOMMENDATION

- ☐ APPROVE
- ☒ TABLE
- ☐ REVISE AND RESUBMIT
- ☐ DENY

ATTACHMENTS

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

Review Against Zoning Standards



1. IC, Industrial Controlled District (Section 32-144)

a. Zoning and Land Use (Section 32-144 (1))

The applicant, Technical Group Inc., proposes to renovate an existing drive thru Popeye's restaurant. The 0.95-acre site, in the IC zoning district, is located on Groesbeck Highway south of Masonic Avenue. The proposed renovations include, but are not limited to, the following: install and relocate a new trash enclosure; install new concrete sidewalks, curbs, light poles, and signage; replace the building's brick façade; and install new landscaping.

The site is zoned IC, Industrial Controlled. Per Section 32-144, 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." All uses permitted in the IR District are also permitted in the IC district, *except for commercial uses* (emphasis added).

The foregoing paragraph would seem to suggest that the Popeyes' drive thru restaurant at issue is not permitted on the subject site. But when the Popeyes site plan was originally approved in September 2008 the site was zoned Commercial. Therefore, the existing building is a legally non-conforming use. Under Section 32-201(b) of the City's Zoning Ordinance, "nonconformities shall not be enlarged upon, expanded or extended". However, the applicant's plan shows the proposed restaurant being larger than the existing one. To prevent the enlargement of the nonconformity, the plans must be revised so that the renovation does not increase the square footage of the restaurant.

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

Requirement Type	IC District Requirements	Subject Site	Requirements Met
Minimum Lot Size	20,000 sq. ft.	41,382 sq. ft.	Yes
Minimum Lot Width	100 ft.	111 ft.	Yes
Front Yard Setback	110 ft.	>110 ft.	Yes
Side Yard Setback	20 ft.	31 ft. (north) 32.6 ft. (south)	Yes
Rear Yard Setback	20 ft.	>20 ft.	Yes

The site conforms to all dimensional requirements of the Zoning Ordinance.

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

a. Parking

The site currently has 17 parking spaces, including one that is handicapped accessible. Although the parking configuration would change under the applicant's plan, the number of parking spaces would remain at 17 spaces.

Under Section 32-93(6)(l) of the Ordinance, the formula to calculate the required minimum number of parking spaces for fast-food and drive-in restaurants is as follows:

"One (1) space for each two (2) employees, plus one (1) space for each two (2) seats intended for patrons within the restaurant building and one (1) space for each twenty (20) square feet of building floor area available in the order-waiting area, plus six (6) standing spaces for each service window."

Since the restaurant has a total of 6 employees, roughly 190 square feet of building floor area available in the order-waiting area, and one service window, applying this formula yields 18 parking spaces.

Although the City's current Ordinance requires at least 18 parking spaces, a smaller number was allowed when this Popeyes restaurant obtained site plan approval in September 2008, and therefore the current number of spaces (17) is legally nonconforming. If the applicant were proposing to eliminate any parking spaces, it would be expanding a legally non-conforming use. However, since it is proposing to keep the exact same number of parking spaces, 17 parking spaces should be permissible.

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 two points of ingress/egress that are both 29.7' feet wide. Although this falls just short of current Ordinance requirements, it is legally non-conforming and is acceptable.

c. Stacked Spaces

Section 32-95 states that "on the same premises with every building, structure or part thereof, erected and occupied for the purpose of serving customers in their automobiles by means of a service window or similar arrangement where the automobile engine is not turned off, there shall be provided three (3) off-street waiting spaces for each service window." The proposed plan shows two service windows and seven off-street waiting spaces. Therefore, this Ordinance requirement is satisfied.

3. Landscaping (Section 32-84)

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

Nevertheless, the applicant has provided a landscaping plan that shows it intends to remove a total of 14 plants and install a total of 59 total plants. No other changes to the existing site landscaping are proposed.

4. Signs (Section 32-85)

The applicant proposes to install a new menu board and clearance sign, however, it has not provided us with sign plans. If the Planning Commission permits, we could administratively review the applicant's sign plans at a later date.

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 building elevations provided by the applicant show that the exterior of the building will be composed of vintage brick. Therefore, this requirement is satisfied.

6. Screening (32-82)

The Section 32-82 of the Ordinance states that screening is required "between any use district that abuts any other use district". The subject site is bordered on the south by the CG district and on the northwest by the IR district but does not have adequate screening from these adjacent districts. Per Section 32-82(1) of the Ordinance, for screening in the IC district, "the planning commission shall determine the height of an eight (8) inch steel reinforced protective faced brick or approved poured concrete decorative wall from four (4) to six (6) feet." Once the planning commission advises the applicant on screening, the plans should be revised accordingly.

7. Lighting (Section 32-86)

Since the applicant has not provided a lighting plan, we are unable to determine compliance with the Ordinance. We suggest the applicant review Section 32-86 of the Ordinance (dealing with lighting) before furnishing us with a lighting plan.

8. Reviewing Entities

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

RECOMMENDATION

Given the analysis above, McKenna recommends tabling the application at this time. We encourage the applicant to review our comments and submit a revised site plan.

Please feel free to reach out to Andrew Littman (alittman@mcka.com) if you have any questions about this review.

Respectfully,

McKENNA



Andrew Littman
Senior Planner

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



Monthly Planning & Zoning Report

For July 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. Still awaiting parking agreement.
#SP22-01 / SLU22-01 34360 Utica Shooter's Bar & Grill	Special Land Use and Site Plan application to install an outdoor patio at 33460 Utica (Shooter's).	Patio construction begun without permit and contrary to approved site plan – stop work order issues. Pending fulfillment of site plan approval conditions. Applied for a larger than approved patio building permit – denied. Still awaiting for conditions to be met before applicant can move forward with construction. Patio has been removed. Unaware if patio will be replaced at this time.
#SP22-03 33180 Groesbeck Retail	Site plan application to renovate the façade and improve the site of the 33180 Groesbeck Retail Center	Variance for non-site obscuring, ornamental four-foot fence forward of the front building line approved at November ZBA meeting. Pending revised site plan submission and City receipt of cross-access agreements.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		Final site plan approval granted at June 7 th , 2023 Planning Commission meeting with condition of the elimination of the cross-access agreement.
#SP22-04 <i>Fairway Packing</i>	Site plan application to build a new 31,000 SF industrial building on 15 Mile for potential tenant Fairway Packing.	Approved at October PC meeting. Building permit application applied for.
SP22-08 <i>31475 Utica Road Devon Storage</i>	Site plan application to convert existing building into climate-controlled storage space with 7 smaller drive-up storage spaces.	Site plan was tabled at the February 2023 PC meeting for applicant to receive variances from ZBA for setback of building requirements. Final site plan approval received at June 7 th , 2023 Planning Commission Meeting.
SP23-01 <i>33060 Groesbeck Hwy (Vacant DQ property)</i>	Site plan application submission to convert vacant DQ building to a Commercial Office Space.	Site plan to be seen at June Planning Commission meeting. ZBA granted approval of three parking spaces April 2, 2015. Site plan approval was granted Jun 1, 2015 by PC. Site plan approval expired because construction was never started. Applicant to come back to Planning Commission if necessary for new site plan approval. Application to be withdrawn.
SP23-02 <i>31401 Groesbeck Hwy, Popeyes</i>	Site plan amendment applied for new drive-thru window, lighting, signage, and dumpster enclosure relocation. Also includes addition to building.	Postponed at July 17, 2023 Planning Commission meeting until August 2 2023 meeting.
SLU23-01 <i>31000 Groesbeck Hwy</i>	Special Land Use application to operate an auto repair shop in the CG district.	Application to be on August 2, 2023 Planning Commission Agenda.
ZBA22-01 <i>Like Nu Carpet Cleaning</i>	Variance request at 34155 Kelly Road to place a ground sign closer to the road centerline than allowed, and to place an additional (wall) sign on the building. Two variances were granted on March 3, 2022.	Sign permit process initiated by applicant, awaiting revised drawings for compliance with Ordinance and variance granted. Applied for wall sign permit approved at ZBA. Ground sign still not applied for.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
ZBA22-04 33180 Groesbeck Retail	Variance request to erect a structure meeting the definition of a fence between the front building line and the property line.	Variance granted at the November ZBA meeting, pending PC approval of the fence design.
ZBA22-05 16841 E 14 Mile Road Smokey Joe's	Variance request to erect an additional wall sign and keep existing 59.5 square foot wall sign.	Variance request was postponed giving the applicant the opportunity to revise plans and come back to the May 18, 2023 ZBA meeting. Variance denied at May 18, 2023 ZBA meeting.
ZBA23-01 31475 Utica Road Devon Storage	Variance request for relief of side yard setback requirement from an adjacent residential district.	Variance granted with conditions at May 18, 2023 ZBA meeting. Planning Commission to grant final approval.
ZBA23-02 34835 Utica Road Meijer	Variance request for 2 (two) additional wall signs at Meijer and 1 (one) additional wall sign at Meijer Gas station.	Variance request to be seen at a ZBA special meeting, June 20, 2023. Variance for extra signage approved at June 20 th , 2023 meeting.
ZBA23-03 17157 Anita	Application for residential variance for rear and side yard setbacks for attaching detached garage to primary residence.	Application to be seen at July 20, 2023 Zoning Board of Appeals meeting. Postponed until August 3, 2023 Zoning Board of Appeals meeting.

LOOKING FORWARD

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

CONTACT US

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

- Alicia Warren (awarren@mcka.com)
- Lauren Sayre (lsayre@mcka.com)