



CITY MANAGER
Elaine Leven
CITY CLERK
August Gitschlag

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

AGENDA
CITY OF FRASER ZONING BOARD OF APPEALS
Thursday, March 6, 2025 @ 7:00 P.M.
COUNCIL CHAMBERS, 33000 GARFIELD; FRASER, MI 48026

- 1. Call Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda – March 6, 2025**
- 5. Approval of Minutes – January 16, 2025**
- 6. Formal Statement by Chair**
- 7. Old Business (Postponed Cases)- None**
- 8. New Business of the Board**

a. Public Hearings – ZBA 25-01, 16945 Masonic Boulevard

To obtain a variance from zoning ordinance standards of minimum off-street parking count for industrial, manufacturing, and related accessory offices. 26 parking spaces are required, and the applicant is requesting a variance of 6 spaces, allowing for a total of 20 spaces.

AND

To obtain a variance from zoning ordinance standards for combined ingress/egress access width to a parking lot from 30 ft to 22 ft, which requires a variance of 8 ft.

9. Unfinished Business of the Board - None

10. Monthly Report

- a. December Monthly Report
- b. Action items Update – none

11. Planning Commission Liaison

12. Public to be Heard

13. Adjournment.

Posted: February 27, 2025



CITY MANAGER

Elaine Leven

CITY CLERK

Cynthia Greenia

City of Fraser

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**CITY OF FRASER
ZONING BOARD OF APPEALS MEETING
THURSDAY JANUARY 16, 2025 @ 7:00 P.M.
33000 GARFIELD, FRASER, MI 48026**

A regular meeting of the City of Fraser Zoning Board of Appeals was held Thursday, January 16, 2025 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. Call to Order

Chair Farina called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Chair Farina led the Pledge of Allegiance.

Prior to Roll Call, Clerk August Gitschlag swore in Joseph Chimenti and Roseanne Menendez who were reappointed to the ZBA by City Council.

3. Roll Call

Present: Burley, Chimenti, Farina, Green, Menendez, Stasek

Absent: None

Others: City Planner Sayre, City Attorney Hishon, City Clerk Gitschlag

4. Approval of Agenda – January 16, 2025

Motion by Menendez supported by Burley to approve the agenda as presented.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek

Nays:

Absent:

Motion Carried

5. Approval of Minutes – December 5, 2024

Motion by Menendez supported by Burley to approve the agenda as presented.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek

Nays:

Absent:

Motion Carried

6. Formal Statement by Chair

7. New Business of the Board

a. Public Hearings – ZBA 24-08, 18377 East 14 Mile Road - Power Solutions

To obtain a variance from Section 32-141(a) to allow the following exterior façade materials: aluminum plank system with a wood finish and ALPOLIC's aluminum composite material, where only brick or stone building materials are permitted.

Opened: 7:06

Closed: 7:26

Motion by Burley supported by Chimenti to approve ZBA request 24-08 Power Solutions 18337 East 14 Mile Rd to allow the following exterior façade materials: aluminum plank system with a wood finish and ALPOLIC's aluminum composite material, where only brick or stone building materials are permitted as presented this evening because the intent of the codes is for stable secure material.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek

Nays:

Absent:

Motion Carried

b. Other

i. Interview of SCOTT Wahl for position on the Zoning Board of Appeals

Motion by Chimenti, Burley seconds to recommend to Council Scott Wahl for the position of Zoning Board of Appeals

Motion carried Unanimously

ii. Election of Officers

Motion by Menendez supported by Burley to nominate Frank Farina for Chair of the ZBA

Motion carried Unanimously

Motion by Farina supported by Burley to nominate Mark Burley for Vice Chair of the ZBA
Motion carried Unanimously

Motion by Menendez supported by Burley to nominate Roseanne Menendez for Secretary of the ZBA

Motion carried Unanimously

iii. 2024 Annual Planning and Zoning Report and 2025 Work Plan

Plan was presented to the Board, Planning Commission previously recommended it be sent to Council

8. Old Business

a. ZBA 24-07 – 34625 and 34835 Utica Road, Mister Car Wash

To obtain a variance from Section 32-86(6) of the Zoning Ordinance to allow the applicant to exceed the maximum allowed footcandle illumination measurement in a commercial use.

- The proposed maximum illumination in the driveway is 21 footcandles where only 4 footcandles are permitted.
- The proposed maximum illumination for parking areas is 33 footcandles where only 4 footcandles are permitted.
- The proposed maximum illumination for walks is 33 footcandles where only 2 footcandles are permitted for walks.

Motion by Menendez supported by Farina to approve ZBA#224-07 34625 and 34835 Utica Road, Mister Car Wash- Commercial District, request to obtain a variance from Section 32-86(6) of the Zoning Ordinance to allow the applicant to exceed the maximum allowed foot-candle illumination measurement in a commercial use. The proposed maximum illumination in the driveway is 21 foot-candles where only 4 foot-candles are permitted. The proposed maximum illumination for parking areas is 33 foot-candles where only 4 foot-candles are permitted. The proposed maximum illumination for walks is 33 foot-candles where only 2 foot-candles are permitted for walks. We find that complying with the current Ordinance would present a “Practical Difficulty”. The illuminated light levels depicted on the Photometric Plan dated 07/17/2024 Job #230116500 E1.1 submitted to the ZBA on 12.5.24 would provide safe lighting levels for Mister Car Wash Customers while on foot, in and around their vehicles, and while utilizing the vacuum stations, drying their vehicles and applying specialty products to their vehicles during business hours. Additionally, allowing other drivers in the area to safely see Mister Car Wash Customers. Authorizing such a variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or public interest as the site does not abut any non-commercial uses and is located on a major thoroughfare.

Fraser ZBA

January 16, 2025

There are no other Express Tunnel Car Washes with Exterior Vacuums located within the City of Fraser and the intended use of the property for which the variance is sought is not of so general or recurrent in nature, as to create general rule for such condition or situation. This variance is conditioned upon adhering to the Photometric Plan dated 07/17/2024 Job #230116500 E1.1 submitted to the ZBA on 12.5.24. The elevated illumination levels are to be mitigated onsite during non-operating hours by turning off the Point of Sale Canopy lighting and turning the elevated illumination levels down on every other Vacuum Light Arm as current code permits. Proposed business operations would be from 7:00 am to 8:00 pm. As per code permits.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek

Nays:

Absent:

Motion Carried

9. Unfinished Business

none

10. Monthly Reports

a. December Monthly Report

b. Action items Update – none

11. Planning Commission Liaison

Motion by Burley, Menendez seconds to move the Scheduled December 6, 2025 Planning Commission Meeting to December 18, 2025.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek

Nays:

Absent:

Motion Carried

12. Public Participation

13. Adjournment

Motion by Menendez supported by Chimenti to adjourn the meeting at 8:22 p.m.

AYES: Burley, Chimenti, Farina, Green, Menendez, Stasek

NAYS: None

Absent:

Motion Carried



MCKENNA

February 17, 2025

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

**SUBJECT: ZBA REPORT #1
#25-01 VARIANCE REQUEST / DE-CAL MECHANICAL**

APPLICANT: DANIEL BOGGS, ARCHITECT

SECTION: SECTION 32-93(7)a AND SECTION 32-94(15) OF THE FRASER ZONING ORDINANCE

LOCATION: 16945 MASONIC, FRASER, MICHIGAN 48026

REQUEST: TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS OF MINIMUM OFF-STREET PARKING COUNT FOR INDUSTRIAL, MANUFACTURING, AND RELATED ACCESSORY OFFICES. 26 PARKING SPACES ARE REQUIRED AND THE APPLICANT IS REQUESTING A VARIANCE OF 6 SPACES, ALLOWING FOR A TOTAL OF 20 SPACES.

AND

TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS FOR COMBINED INGRESS/EGRESS ACCESS WIDTH TO A PARKING LOT FROM 30 FT TO 22 FT, WHICH REQUIRES A VARIANCE OF 8 FT.

Dear Members of the Zoning Board of Appeals:

We have reviewed the above referenced application for minimum off-street parking count and ingress/egress access width to a parcel within the CN District, and – as it does not meet the requirements of the code – have prepared the following report, which identifies the relevant facts about the property and the proposal. The report also provides our professional opinion about how the relevant sections of the ordinance that guide the ZBA's decisions apply to this requested variance.

ADMINISTRATIVE STATEMENT OF FACTS

16945 Masonic is currently zoned CN, Commercial Neighborhood. The site is occupied by De-Cal Mechanical, a mechanical contracting firm. The applicant submitted a site plan request to modify the parcels off-street parking minimums and add in a new drive. Daniel Boggs, Architect, provided narrative for the project on behalf of the property owner.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

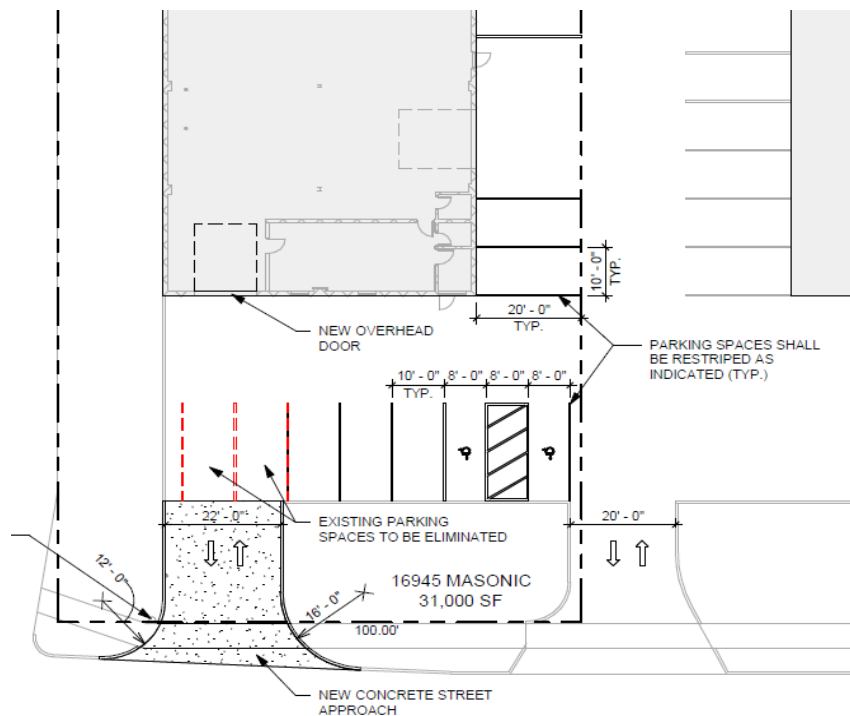
Communities for real life.



1. Section 32-93(7)(a): Industrial, Industrial, Manufacturing, and related accessory offices: One (1) space, per five hundred fifty (550) square feet of gross floor area, with a minimum of five (5) spaces for each tenant or occupancy unit.
Gross floor area: $14,220 / 550 = 26$ spaces.

The applicant is requesting a variance of 6 parking spaces, to allow a minimum of 20 spaces, including 2 ADA spaces, on the property.

2. Section 32-94(15): 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 number of driveways permitted for each site shall be determined by the planning commission as part of site plan review. In making this determination, consideration shall be given to the following factors: the location of driveways on adjacent sites and across the street, turning movements and traffic volumes. The location of each such entrance and exit shall be submitted for approval of the Macomb County Road Commission or the Michigan Department of Transportation, as the case may be, and the city. Tapers and bypass lanes shall be required, as determined by the appropriate agency.



The applicant is requesting a variance of 8 feet to allow a driveway width of 22 feet.



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.

Since the variance requested is to use the property in a way that is not allowed by zoning, the ZBA must consider whether substantial evidence of an unnecessary hardship is imposed by the Ordinance. General standards for the establishment of an unnecessary hardship include that the property cannot reasonably be used in a manner consistent with existing zoning, that the situation is due to unique circumstances and not to general conditions in the neighborhood, that the proposed use will not alter the essential character of a locality, and the hardship is not the result of the applicant's actions.

As described in §32-228(a)(2), the ZBA must find evidence of evidence that:

- all the facts and conditions of a. thru 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.*

Applicant Comments	The property does not have the width necessary to allow a semitruck to be pulled into the building from the side. This property is an industrial district, and pulling semitrucks into the building is often necessary. Front access is the only method that will allow a semitruck to be safely pulled into the building. <i>We note the applicant has not provided comments regarding the parking variance.</i>
Planning Comments	This property does not currently have any ingress or egress on-site. They are utilizing a shared access agreement with the property to the east to access their site. While this provides background for why a new driveway is being sought, this does not provide justification for why the 8 ft variance is needed. The site has been utilized as an industrial use predating the current tenant, but is located in the CN district, which has created some constraints in regards to the site not having enough room to accommodate adequate parking for an industrial use.



- 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.*

Applicant Comments	The variance enhances worker safety by moving loading/unloading indoors, protecting them from traffic and harsh weather. <i>We note the applicant has not provided comments regarding the parking variance.</i>
Planning Comments	The property does not currently have access to their site without using the neighbors property. The driveway would accomplish achieving this access, however, the rationale provided by the applicant does not provide any justification for why a 30 ft driveway is not possible and why the 8 foot reduction is necessary. We find that granting the reduction in parking would allow a similar property right, as surrounding industrial sites have adequate space for parking, while the subject site is restricted.

- 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.*

Applicant Comments	The variance will not cause detriment to the adjacent property but will actually help the adjacent property by not blocking the shared driveway. Currently to load or unload materials from semitrucks it is necessary to temporarily park in the shared driveway. The property owner would like to add the new south door to be a good neighbor and avoid this conflict. <i>We note the applicant has not provided comments regarding the parking variance.</i>
Planning Comments	We note the applicant provided a response to justify the driveway, not the reduction in width requested. Even though this was not provided, we do not believe that granting either variances will cause substantial detriment to adjacent properties or cause detriment to public interest or the intent of the Zoning Ordinance.

- 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.*

Applicant Comments	The condition not allowing semitrucks to pull into the building is specific to this property due to the width of the property. This condition would also most likely only occur in an industrial zone.
Planning Comments	We do not believe the conditions are not general or recurrent in nature as this is a longstanding industrial use in a commercial district. Most of the other industrial buildings around this site have existing driveways and larger sites that can accommodate parking. <i>We note the applicant has not provided comments regarding the parking variance.</i>



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). **Not applicable.***

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. **Not applicable.***

CONCLUSION

We do not believe granting these variances would negatively impact the health, safety, welfare, or value of neighboring properties or the community in general. We do not believe the applicant provided any justification for needing the variance for the reduction of a two-way driveway, but provided justification for why a driveway is needed. The Planning Commission already conditionally approved the driveway location with the stipulation that the width either be compliant with the ordinance (30 feet wide) or a variance is achieved.

Similarly, we also find that the applicant did not provide any justification for the parking reduction variance. The parking on the original site plan was in front of the overhead and at-grade doors, however we believe this was an error that we are seeking to remedy. Parking directly in front of doors used in the day-to-day operations creates a hazard as these doors are not usable if a parked vehicle can impede usage.

We independently find that the parking reduction standards have been met, therefore, we recommend approving the variance to reduce the required parking from 26 to 20 spaces due to:

- ***Spatial limitations from the site's legal industrial use in the CN district.***
- ***The driveway's incorporation eliminating parking spaces.***

However, we do not independently find that the standards for the driveway width reduction have been met, and recommend denying the variance to reduce ingress/egress width from 30 feet to 22 feet, unless the applicant can provide justification of hardship.

- ***The only justification found is that a 30-foot-wide driveway may further reduce parking, but alternatives exist (e.g., requesting a greater parking variance or widening the driveway to the west).***

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.

Respectfully Submitted,

McKenna

Alicia Warren
Associate Planner

Lauren Sayre, AICP
Senior Planner

cc: Applicant, City Manager, Building Official, City Attorneys



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, March 6, 2025** 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 requests:

APPEAL #25-01:

VARIANCE REQUEST / DE-CAL MECHANICAL

BY REASON OF:

SECTION 32-93(7)a AND SECTION 32-94(15) OF THE FRASER ZONING ORDINANCE

PURPOSE OF REQUEST:

TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS OF MINIMUM OFF-STREET PARKING COUNT FOR INDUSTRIAL, MANUFACTURING, AND RELATED ACCESSORY OFFICES. 26 PARKING SPACES ARE REQUIRED AND THE APPLICANT IS REQUESTING A VARIANCE OF 6 SPACES, ALLOWING FOR A TOTAL OF 20 SPACES.

AND

TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS FOR COMBINED INGRESS/EGRESS ACCESS WIDTH TO A PARKING LOT FROM 30 FT TO 22 FT, WHICH REQUIRES A VARIANCE OF 8 FT.

PROPERTY IN QUESTION:

16945 MASONIC, FRASER MICHIGAN, 48026

NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the requested variance 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 variance 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 variance request 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.



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 16945 Masonic CROSS STREETS: Masonic & Utica

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

See attached drawing sheet A-1.

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

Variance for the reduction of driveway width from 30 feet to 22 feet, and variance for reduction of parking spaces from 26 spaces to 20 spaces. See attached letter addressing hardship or practical difficulty imposed by ordinances.

SECTION OR ORDINANCE INVOLVED: Section 32-93 and 32-94

ZONING DISTRICT OF PROPERTY: Commercial Neighborhood District (CN)

APPLICANT

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

APPLICANT: Daniel Boggs

ADDRESS: 8538 Island Blvd, Grosse Ile, MI 48138

PHONE: 248-882-3642 INTEREST: Architect

APPLICANT: _____

ADDRESS: _____

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: *D. Boggs* Date: 02-07-25

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

DANIEL BOGGS ARCHITECT LLC

8538 Island Boulevard
Grosse Ile, MI 48138

Phone: 248.882.3642
E-mail: dboggs@danielboggsarchitect.com

February 7, 2025

City of Fraser
Attn: Zoning Board of Appeals
33000 Garfield Road
Fraser, MI 48026

Re: 16945 Masonic

Zoning Board of Appeals.

Project Intent

The intent of this project is to add an overhead door to the front of the building to allow a semitruck to be pulled straight into the building. To accomplish this, a new driveway needs to be added to allow road access in front of the new overhead door. The new driveway is only being added for semitruck access, and is not necessary for other traffic since there is already an entrance driveway to the site. The new driveway occupies space that previously provided 2 parking spaces. Parking calculations per the current zoning ordinances require 26 parking spaces.

As shown on drawing A-1.1, using the existing parking space locations as indicated on the last approved site plan from 1979 (see sheet 1), the site can support 28 parking spaces. This includes the 2 spaces loss for the new driveway. This is 2 spaces in addition to the 26 required. Note that parking spaces are provided in the same method for the adjacent building to the east.

As shown on drawing A-1, using the new interpretation that parking spaces cannot be located in front of doors, the site can provide 20 parking spaces. This includes the 2 spaces loss for the new driveway. This is 6 spaces less than the 26 required. Note that there is not a requirement in the zoning ordinances indicating parking spaces cannot be in front of doors. Due to this new interpretation, the site cannot provide the required number of parking spaces regardless of the new driveway.

Variance Criteria

I have listed below the four (4) conditions of variance criteria, and provided a response indicating the hardship or practical difficulty imposed by ordinances.

1. 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.

The property does not have the width necessary to allow a semitruck to be pulled into the building from the side. This property is in an industrial district, and pulling semitrucks into the building is often necessary. Front access is the only method that will allow a semitruck to be safely pulled into the building.

2. 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.

The variance will provide additional safety for workers. Not having the loading/unloading process being performed in the driveway will prevent putting workers in harm's way from

traffic. With the loading/unloading process taking place inside the building workers will be safe from traffic. Moving loading/unloading to the interior will also provide safety for workers during bad weather conditions.

3. 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.

The variance will not cause a detriment to the adjacent property, but will actually help the adjacent property by not blocking the shared driveway. Currently to load or unload materials from semitrucks it is necessary to temporarily park in the shared driveway. The property owner would like to add the new south door to be a good neighbor and avoid this conflict.

4. 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.

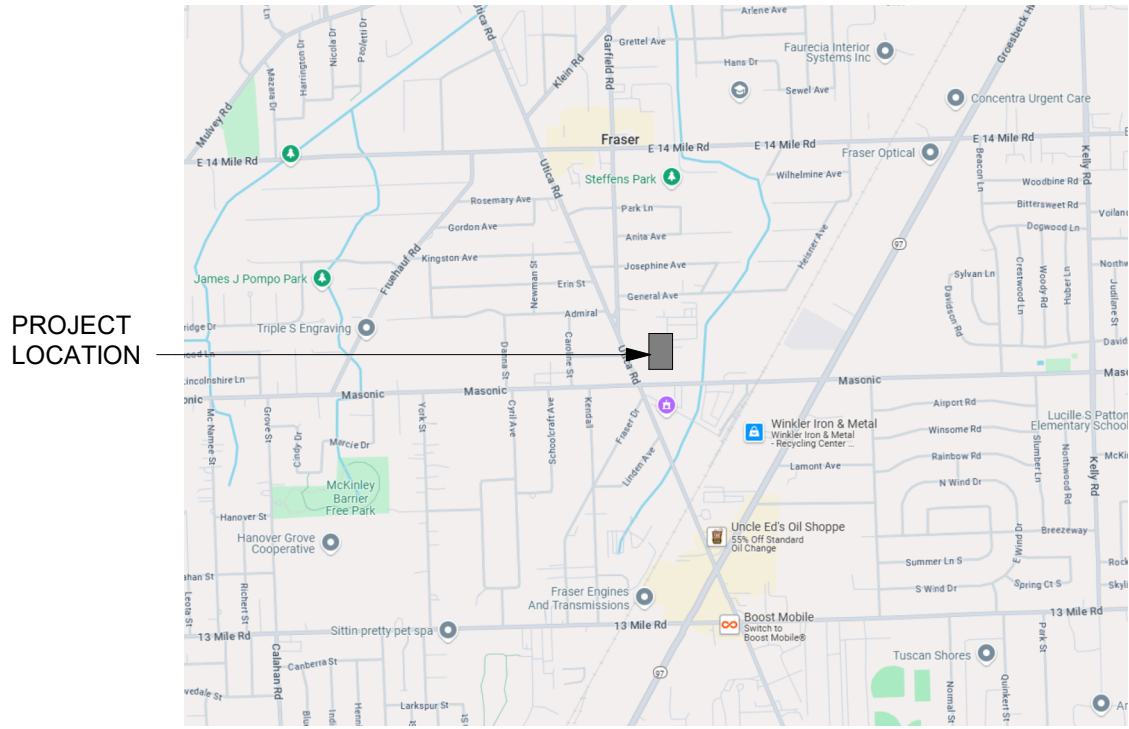
The condition not allowing semitrucks to pull into the building is specific to this property due to the width of the property. This condition would also most likely only occur in an industrial zone.

Sincerely,

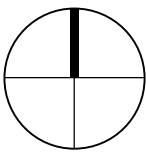


Daniel W. Boggs, RA, LEED AP
Architect

CC: Randy Debeul, De-Cal Mechanical Contractors



LOCATION MAP



**DANIEL
BOGGS
ARCHITECT**

**ARCHITECTURE
&
PLANNING**

**8538 ISLAND BLVD.
GROSSE ILE, MI 48138
248.882.3642**

PROJECT:
**De-Cal Mechanical
Renovation**
16945 Masonic
Fraser, MI 48026

PROFESSIONAL SEAL:



**PRELIMINARY
NOT FOR CONSTRUCTION**

ISSUED:

12-17-24 Client Review
12-18-24 PC Review
12-26-24 Revision
01-31-25 Revision
02-07-25 ZBA Submittal

PROJECT NO:
2024.20

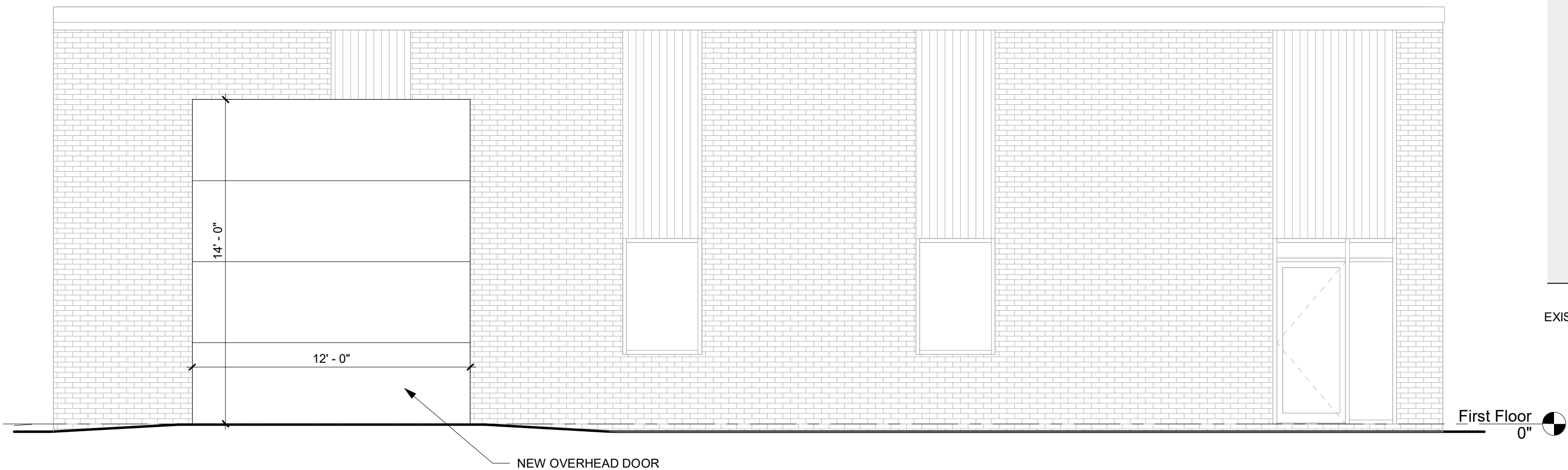
DRAWN BY:
DWB

These drawings have been specifically prepared for
De-Cal Mechanical at 16945 Masonic
Fraser, MI 48026
These drawings shall not be used at other locations
without the consent and participation of Daniel Boggs
Architect.

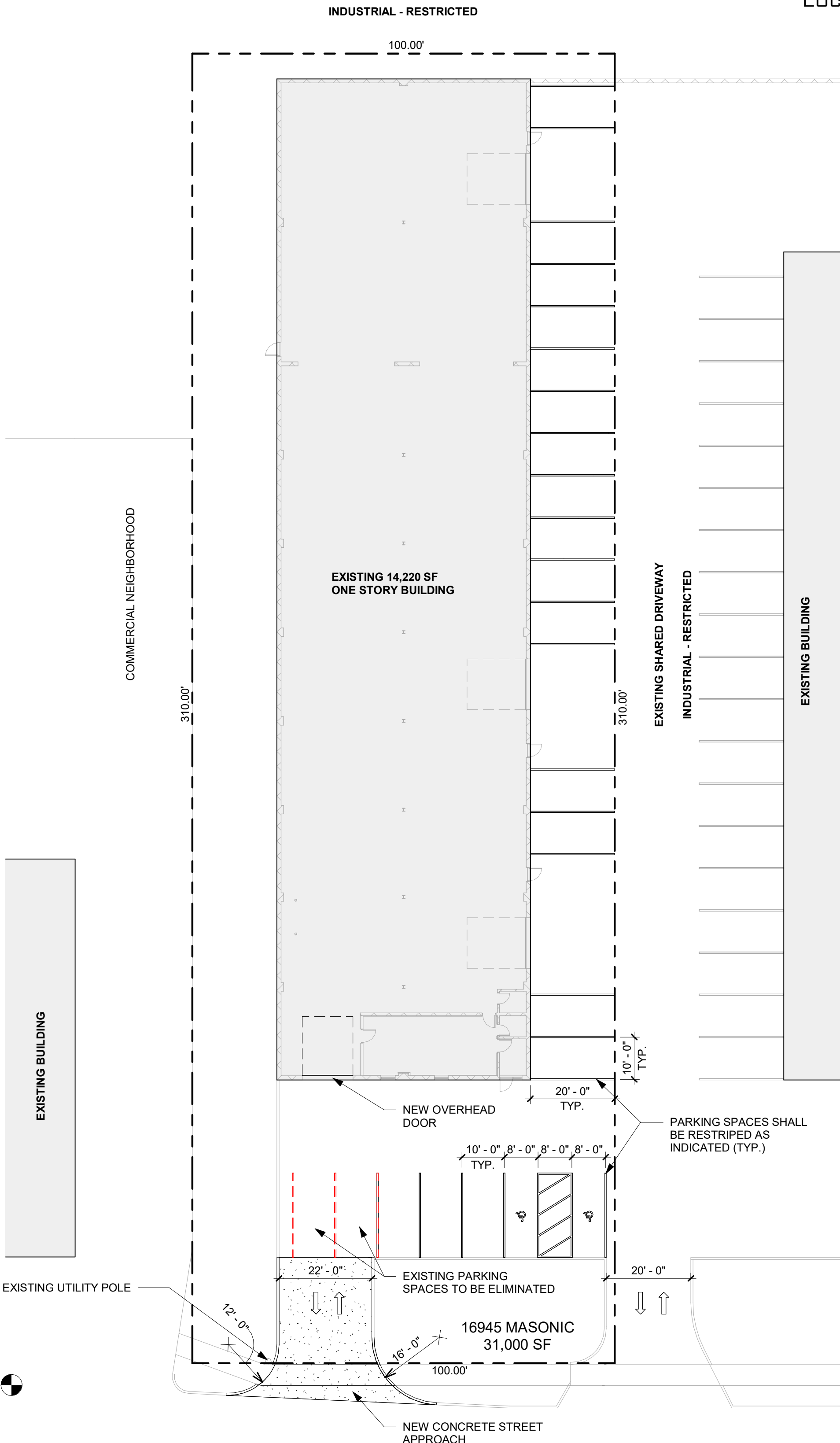
SHEET TITLE:
Site Plan

SHEET NO:

A-1



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SITE PLAN - NEW PARKING STANDARD
SCALE: 1" = 20'-0"

LEGAL DESCRIPTION

ASSESSOR'S PLAT NO. 5 L 14 P 29, PT OF LOT 96 DESC AS
FOLL: COMM AT SW COR LOT 96; TH N88°22'24"E 192.55 FT TO
PT OF BEG, TH N01°39'30"W 310.18 FT,
TH N88°18'37"E 100.0 FT; TH S01°39'30"E 310.28 FT; TH S88°
22'24"W 100.0 FT TO PT OF BEG. 0.71 A.

CITY ORDINANCE REVIEW

CITY OF FRASER ZONING ORDINANCE

ZONING DISTRICT: COMMERCIAL NEIGHBORHOOD

**SEC. 32-93 - MINIMUM NUMBER OFF-STREET PARKING
SPACES:**

INDUSTRIAL, MANUFACTURING, AND
RELATED ACCESSORY OFFICES:

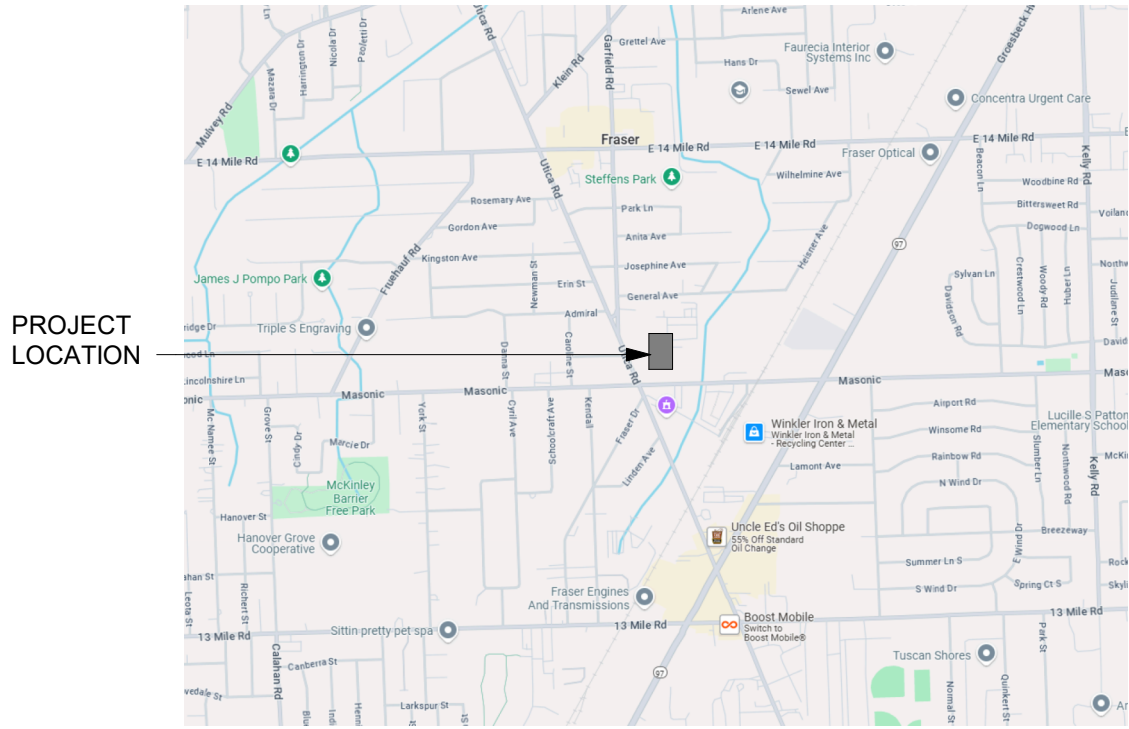
ONE SPACE PER 550 SQUARE FEET OF
GROSS FLOOR AREA.

14,220 GROSS SF / 550 = 26 PARKING SPACES

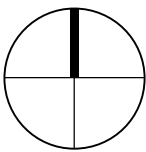
**SEC. 32-94 - OFF-STREET PARKING SPACE LAYOUT
STANDARDS, CONSTRUCTION, AND
MAINTENANCE**

SPACE WIDTH: 10 FT
SPACE LENGTH: 20 FT
MANEUVERING WIDTH: 20 FT

Parking Schedule	
Type	Count
8' x 20' Accessible	1
8' x 20' Van Accessible	1
10' x 20'	18
Total Provided:	20



LOCATION MAP



DANIEL
BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

8538 ISLAND BLVD.
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
De-Cal Mechanical
Renovation
16945 Masonic
Fraser, MI 48026

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

12-17-24 Client Review
12-18-24 Site Plan Review
12-26-24 Revision

PROJECT NO:
2024.20

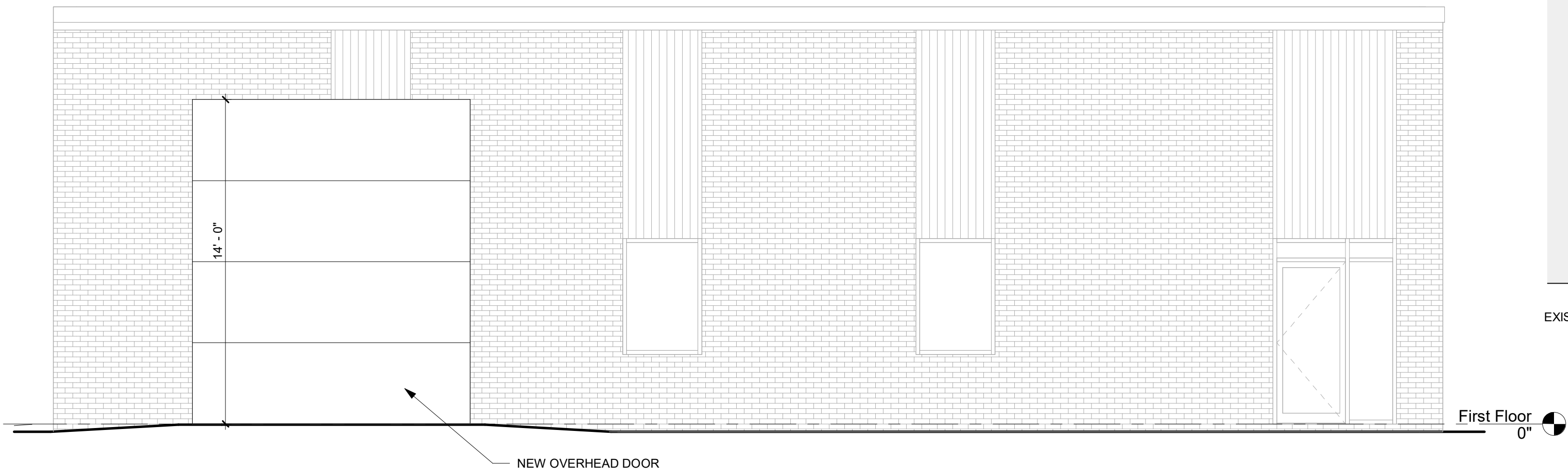
DRAWN BY:
DWB

These drawings have been specifically prepared for
De-Cal Mechanical at 16945 Masonic
Fraser, MI 48026
These drawings shall not be used at other locations
without the consent and participation of Daniel Boggs
Architect.

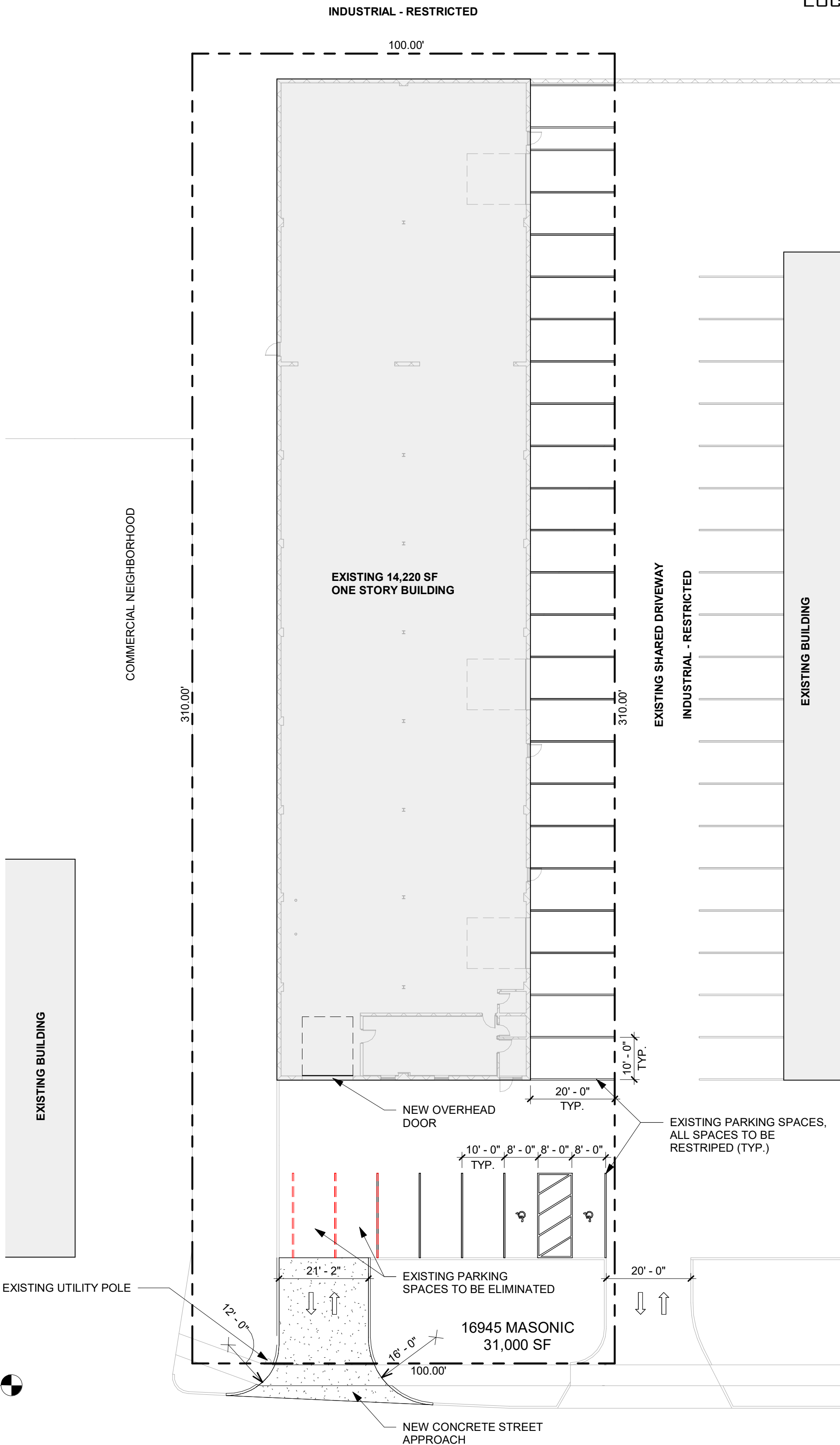
SHEET TITLE:
Site Plan

SHEET NO:

A-1.1



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SITE PLAN - ORIGINAL PARKING STANDARD
SCALE: 1" = 20'-0"

LEGAL DESCRIPTION

ASSESSOR'S PLAT NO. 5 L 14 P 29, PT OF LOT 96 DESC AS
FOLL: COMM AT SW COR LOT 96; TH N88°22'24"E 192.55 FT TO
PT OF BEG, TH N01°39'30"W 310.18 FT,
TH N88°18'37"E 100.0 FT; TH S01°39'30"E 310.28 FT; TH S88°
22'24"W 100.0 FT TO PT OF BEG. 0.71 A.

CITY ORDINANCE REVIEW

CITY OF FRASER ZONING ORDINANCE

ZONING DISTRICT: COMMERCIAL NEIGHBORHOOD

SEC. 32-93 - MINIMUM NUMBER OFF-STREET PARKING
SPACES:

INDUSTRIAL, MANUFACTURING, AND
RELATED ACCESSORY OFFICES:

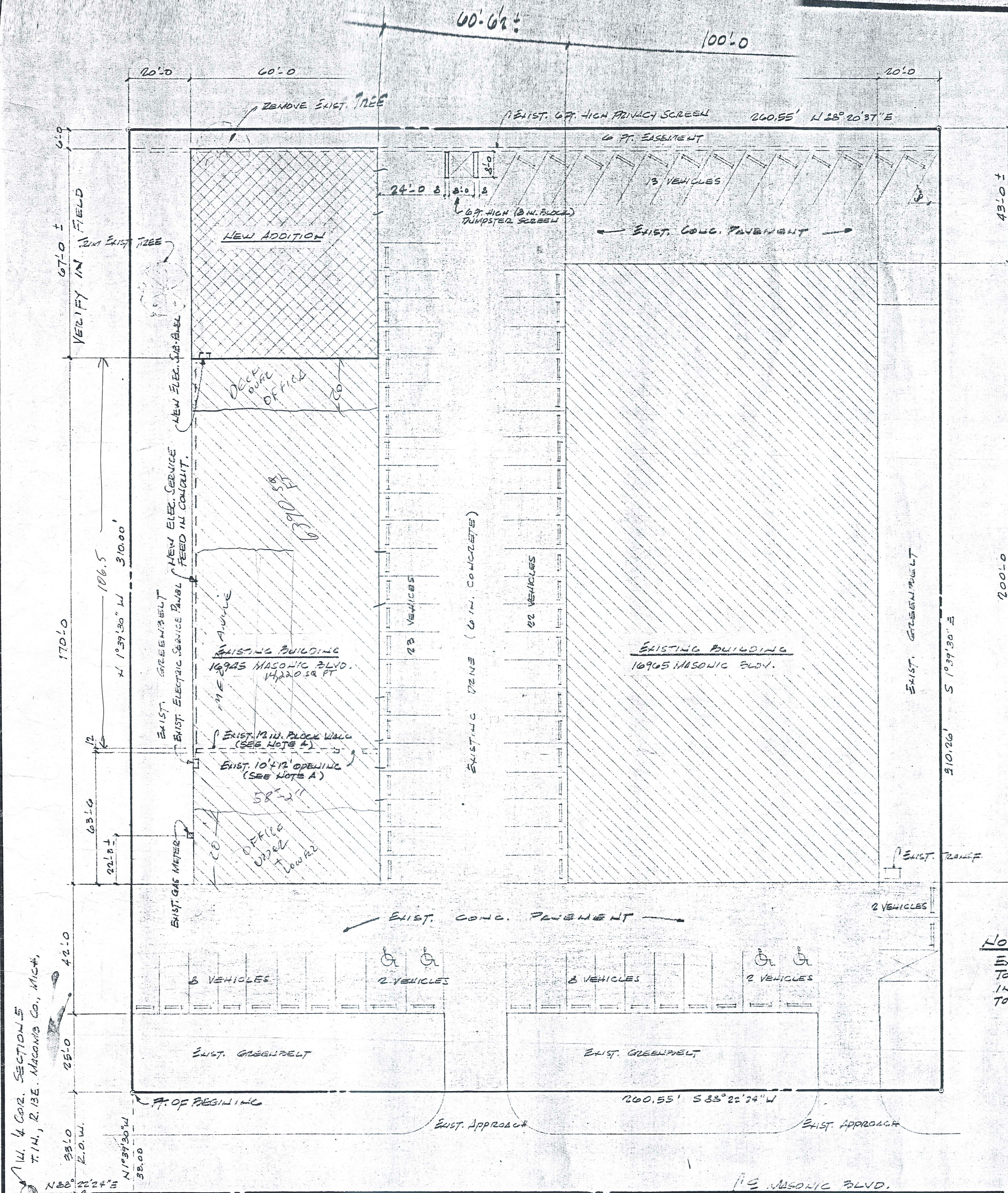
ONE SPACE PER 550 SQUARE FEET OF
GROSS FLOOR AREA.

14,220 GROSS SF / 550 = 26 PARKING SPACES

SEC. 32-94 - OFF-STREET PARKING SPACE LAYOUT
STANDARDS, CONSTRUCTION, AND
MAINTENANCE

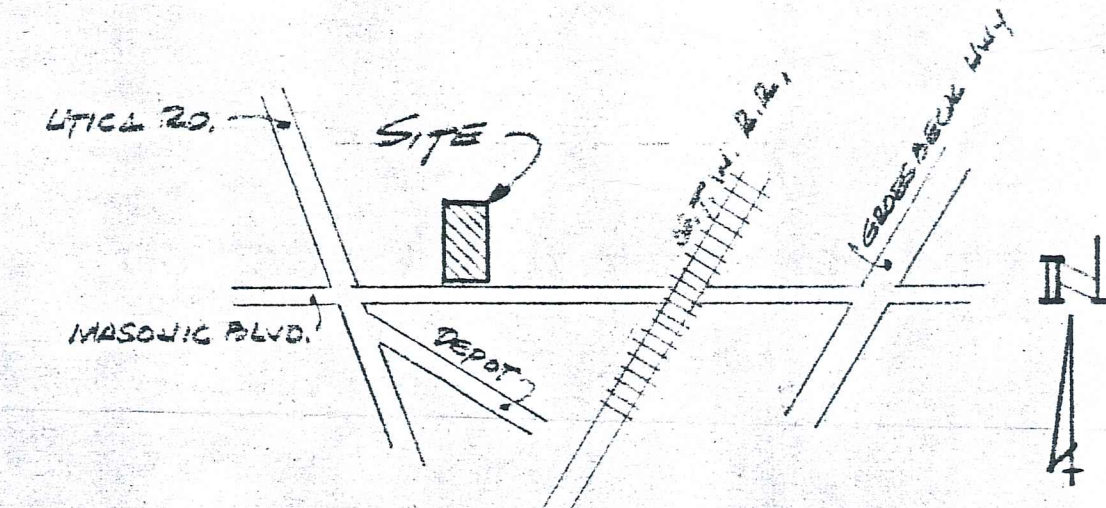
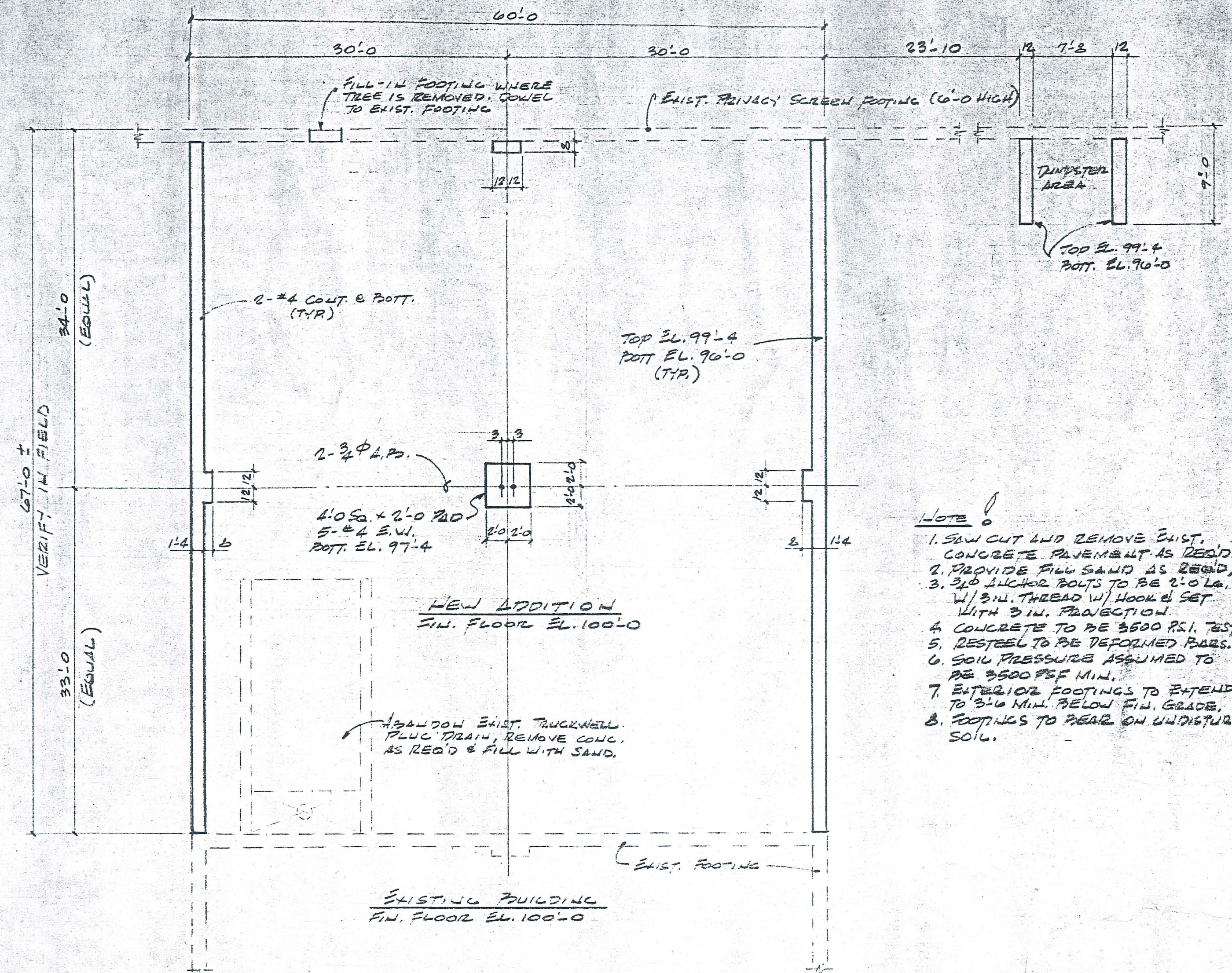
SPACE WIDTH: 10 FT
SPACE LENGTH: 20 FT
MANEUVERING WIDTH: 20 FT

Parking Schedule	
Type	Count
8' x 20' Accessible	1
8' x 20' Van Accessible	1
10' x 20'	26
Total Provided:	28



NOTE A
 EXISTING 12 IN. BLOCK WALL EXTENDS TO ROOF. IN LIEU OF SPRINKLER SYSTEM IN NEW ADDITION THE FOLLOWING NEEDS TO BE DONE:
 1. CLOSE EXISTING 10 FT. x 12 FT. OPENING WITH LABEL "A" FUSED LINK FIRE DOOR (CURTAIN OR SINGLE SLIDE)
 2. EXTEND EXISTING BLOCK WALL ABOVE ROOF LINE TO EFFECT 2 FT. HIGH PARAPET WALL.

FOUNDATION PLAN
 1/8" = 1'-0"



GENERAL NOTES:
 1. PROPERTY IS ZONED IC.
 2. THE WILL BE NO OUTSIDE STORAGE ON THE PREMISES.
 3. OWNERS PREVIOUSLY WERE GRANTED A VARIANCE OF REAR YARD SETBACK BY CITY OF FRASER ZONING BOARD OF APPEALS.
 4. NEW BUILDING ADDITION TO BE SAME HEIGHT AND TYPE CONSTRUCTION AS EXISTING.
 5. ELECTRICAL WORK TO BE IN FULL CONFORMANCE WITH JURISDICTION CODES. SERVICE FEED TO RUN ALONG WALL ABOVE BOTTOM CHORD OF JOIST.
 9/19/79 ISSUED FOR BUILDING PERMIT 9/19/79, PERMIT NO. 217-79 (9/24/79)
 9/14/79 ISSUED FOR BOARD OF APPEALS
 9/11/79 ISSUED FOR SITE PLAN APPROVAL (APP'D 9/12/79)



Monthly Planning & Zoning Report

For February 2025

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 SLU 24-01	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. SLU modification approved at March 6, 2024 PC Meeting. Big Boy / Hockeyland management met with City (building, planning, engineering, legal) and has submitted a plan to complete all outstanding items by September 30, 2024. Big Boy / Hockeyland met with City in October to discuss outstanding items.
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 recommended denial of conditional rezoning to City Council at January 3, 2024 Planning Commission Meeting.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		City Council approved Conditional Rezoning on October 30, 2024. Applicant is currently revising the agreement in accordance with conditions provided at the meeting. <i>“Motion by Perry supported by Sutherland to approve the conditional rezoning application RZ23-02 based on the information presented by Sheetz with modifications to the maintenance of landscaping, the presentation of a compliant lighting plan, and Sheetz covering the cost of any land transfers to neighboring residents.”</i> The site plan will return to Planning Commission, but Planning Commission will only be able to ensure that the conditions of the conditional rezoning agreement are met.
SP 24-01 ZBA 24-03 34400 Klein Foundation Solutions 360	Site Plan amendment to remove ZBA condition and add paved parking area. Variance amendment to remove shared parking requirement. Variance request to increase parking setback nonconformity.	The site plan will be reviewed at the April 3, 2024 PC meeting. The variance requests granted at the May 2, 2024 ZBA meeting. The site plan was approved at the June 5, 2024 PC meeting. The site plan is in engineering review.
SP 24-04 34625 Utica Road SLU24-02 34625 Utica Road ZBA 24-07 34625 Utica Road Mister Car Wash	Request for site plan approval for new car wash. Request for special land use for open air business (outdoor vacuums). Variance request to increase the maximum illumination levels.	Planning Commission approved the Special Land Use and conditionally approved the site plan on December 4, 2024 meeting. Planning Commission approved the site plan amendment on January 13, 2025. Zoning Board approved the variance for lighting at the January 16, 2025 meeting.
ZBA 24-06 33420 Utica Road Use Variance for multiplex development SP 24-07 33420 Utica Road	Request for a use variance to construct a multiplex development in the RM district. Request for site plan approval for multiplex development.	The Zoning Board of Appeals approved the use variance at the November 7, 2024 meeting. Planning Commission tabled site plan on January 13, 2025. Applicant to return with revisions. The applicant is returning with revised plans for the March 5, 2025 meeting.
SP 24-08 17689 Masonic Blvd Strip Mall	Request for site plan approval for commercial strip mall.	Applicant postponed review at the January 13, 2025 Meeting. The applicant will revise site plan and return to Planning Commission.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		The applicant is returning with revised plans for the March 5, 2025 meeting.
SP 25-01 16945 Masonic Blvd	Request for new commercial driveway.	Planning Commission conditionally approved the proposal for a new commercial driveway at the February 5, 2025 Planning Commission Meeting.
ZBA 25-01 16945 Masonic Blvd De-Cal Mechanical	Request for parking reduction variance and driveway width reduction variance	As a condition of approval the applicant is seeking 2 variances, 1 for parking reduction and one for driveway width, from the ZBA on March 6 ,2025.
SLU 25-01 32314 Utica Road Fraser Tire	Request to operate an auto repair and service center, which is requires SLU approval in the CG.	The applicant will be reviewed at the March 5, 2025 Planning Commission Meeting.

LOOKING FORWARD

- Full Zoning Ordinance Rewrite (End of 2025 – Early 2026)

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)