



CITY MANAGER

Elaine Leven

CITY CLERK

Cynthia Greenia

City of Fraser

CENTENNIAL COMMUNITY

MAYOR

Michael Lesich

MAYOR PRO-TEM

Dana Sutherland

COUNCIL

Amy Baranski

Patrick O'Dell

Kenny Perry

Patrice Schornak

Sherry Stein

**Fraser Planning Commission Agenda
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, June 5, 2024 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – June 5, 2024**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – May 1, 2024**
- 6. New Business**
 - a. Public Hearings – None
 - b. Site Plans
 - i. SP 24-02 – 31253 & 31285 Utica Road, Sunbelt Rentals
- 7. Unfinished Business**
 - a. SP 24-01 – 34400 Klein Road, Foundation Solutions 360
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – May 2024**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment.**

Posted: May 29, 2024



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**CITY OF FRASER
PLANNING COMMISSION MEETING
MAY 1, 2024 @ 7:00 P.M.
33000 GARFIELD, FRASER, MI 48026**

A regular meeting of the City of Fraser Planning Commission was held Wednesday, May 1, 2024 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. CALL TO ORDER

Chair Czarnecki called the meeting to order at 7:00 p.m. Chair Czarnecki led the Pledge of Allegiance.

2. ROLL CALL

Present: Barr, Czarnecki, Farina, Tuller

Absent: Keil, Meyer, Warunek

Others: City Planner Sayre, City Attorney Alyssa Ericson, City Clerk Greenia

3. APPROVAL OF AGENDA MAY 1, 2024 PLANNING COMMISSION

Motion by Farina supported by Barr to approve the agenda as presented.

AYES: Barr, Czarnecki, Farina, Tuller

NAYS: None

Motion Carried

4. CHAIRPERSON'S OPENING REMARKS

Chair Czarnecki read her opening remarks into the record.

5. APPROVAL OF MINUTES – April 3, 2024

Commissioner Farina had one correction to the minutes.

May 1, 2024

Motion by Tuller supported by Farina to approve the minutes of the April 3, 2024 meeting as amended.

AYES: Barr, Czarnecki, Farina, Tuller

NAYS: None

Motion Carried

6. NEW BUSINESS

a. Public Hearings

There were no public hearings on the agenda tonight.

b. Site Plans

Site Plan 23-04 – 34575 Commerce Road, Divergent Technologies

Planner Sayre reviewed the application before the Planning Commission. The applicant is requesting to obtain original site plan approval, as there was currently no site plan on record. They want to add outdoor storage of approximately 25 school buses in the rear of the building. There is gravel in place, which applicant is proposing to keep, however, they will add striping for the vehicles. They also indicate reseeding the front yard and restoring the lawn from gravel.

She went over each item in reference to the site plan and whether it met our Zoning Ordinance Standards. She recommended the Planning Commission table/postpone action on this request until the applicant could address her concerns. They are as follows:

The need to obtain a parking waiver from the planning commission for the 2 deficient parking spaces or include 2 more parking spaces.

Add 2 ADA compliant barrier free parking spots.

Outdoor vehicle storage must be paved (concrete or asphalt)

They must provide the dimensions of the driveway.

They must provide 1 location for loading/unloading and indicate on site plan.

The outdoor storage screening fence must be sight obscuring by either adapting the existing fence or providing evergreen shrub plantings.

If the busses being stored are taller than the screening that's being provided, then a variance to store material above the required screening must be obtained.

They must meet any requirements from Public Safety and Engineering comments.

Chair Czarnecki asked if they would need a variance for the landscaping. Planner Sayre stated they would if they did not want to do a 20-foot greenbelt. They would have to go before the ZBA in that case. Discussion was had on the landscape and screening requirements and what elements of those would require a variance.

Chair Czarnecki then asked if the Planning Commission had the authority to waive the required paving of the parking lot. Attorney Ericson noted that they could but would need to state what type of material needed to be in the lot if not pavement.

Discussion was had of her other concerns including the comments from Public Safety. Chair Czarnecki then stated it was her understanding we were treating this as a new site plan and wanted to affirm that the applicant was aware of this.

Mike Trimanti was present representing the applicant. They were unaware that this would be treated as a new site plan. He indicated that he felt they could work most things out. He was representing the owner of the building and was here on behalf of one of their very good tenants. He said that after review he would be having a conversation with the tenant to see if all items the planner mentioned would be addressed.

David Holtz, President of Divergent Transportation, 34575 Commerce Road, Fraser, MI 48026. At this time, Chair Czarnecki indicated to the applicant that the Planning Commission had three absent members tonight. The approval would take a majority vote. They could request a postponement if they wanted to wait for a full Commission. The applicant wanted to move forward at this time.

Mr. Holz then indicated they moved into the facility about 4 and ½ years ago. It was a slow start but now it is growing rapidly. When he rented the property it was empty – they had two employees at the beginning. Now they have over 160. He understands the City has to have some regulations on things, he was hoping they could come to a reasonable agreement on some things. He added that they would be looking to get another site and having that would alleviate some of these issues.

Commissioner Farina then asked if the applicant had a copy of the planning review of the application and, if so, did he have any problems with it. Mr. Holz did have a few concerns. Paving the entire parking seemed like a large expense he would rather not have to do. Discussion was had on how to move forward with this application.

Motion by Farina supported by Tuller to postpone a decision on City of Fraser Site Plan # 23-04- 34575 Commerce Road, Divergent Transportation, to the next regularly scheduled Planning Commission meeting following the applicant obtaining any and all necessary variances and providing revisions to the Site Plan to the Office of Planning.

AYES: Barr, Czarnecki, Farina, Tuller
NAYS: None

Motion Carried

7. UNFINISHED BUSINESS

a. Sign Ordinance Discussion

Planner Sayre reviewed the current status of the Sign Ordinance Amendment with Planning Commission. She thanked the Planning Commission for adjusting the schedule due to her absence at the last meeting. She was hoping to bring Planning Commission a good draft of this Ordinance, inclusive of all of their suggestions, and having been reviewed by legal for any concerns, by the July meeting. Should Planning Commission be satisfied with the draft they would then recommend approval to City Council. It could be on the August or September meeting for City Council action at that time.

A brief discussion was had regarding political signs.

At this time Planning Commission and Planner Sayre reviewed the final piece to the proposed amendments to the Ordinance. A lengthy discussion was had.

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

Nothing at this time.

9. MONTHLY REPORT APRIL 2024

Attorney Ericson reviewed the April 2024 Planning Report. There were some items yet to be completed with Hockeyland.

At 32660 Utica Road, the car wash being built into a strip mall, they are currently in the process of demolition. Chair Czarnecki indicated her concern that there was no fencing around the building being demolished. Planner Sayre stated she would follow up with that concern.

She reviewed the rest of the report and the changes from last month's report.

10. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina reviewed that at the ZBA heard three (3) cases at the last meeting, Sunbelt Rentals, Foundation Solutions and a use variance at

May 1, 2024

16659 14 Mile Road. There were having a meeting tomorrow night with two applicants on the agenda.

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11. COMMISSIONERS' COMMENTS AND ITEMS OF INTEREST/CONCERN

Commissioner Tuller had nothing at this time.

Commissioner Farina referred to our current code compliance officer. He added that he thought the Planning Commission was doing a fabulous job.

Chair Czarnecki asked if there were any applications coming the way of the Planning Commission. If there was nothing they could cancel the meeting.

12. ADJOURNMENT

Motion by Tuller supported by Farina to adjourn the meeting at 8:43 p.m.

AYES: Barr, Czarnecki, Farina, Tuller

NAYS: None

Carried

Motion

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser

Site Plan Review Summary

SP 24-02

Site Plan Revision Dated 2/28/2024
City of Fraser, Michigan



SITE ADDRESS / LOCATION	APPROVING BODY	PUBLIC HEARING DATE
31253 & 31285 Utica Road 03-14-05-353-015 & 03-14-05-353-002	Planning Commission	n/a
STAFF REPORT CONTACT INFORMATION		APPLICANT / PROPERTY OWNER
Building Clerk – Kayshe Johnson– (586) 293-3100 ext. 154 Planning Consultant – Lauren Sayre, AICP – (586) 293-3100 ext. 153		Sunbelt Rentals, Inc., Property Owner

BRIEF SUMMARY OF REQUEST:

The applicants, Sunbelt Rentals, Inc., are looking to expand their property to the parcel north and propose a gravel storage area, separated by an eight (8) foot chain link fence, and new customer parking. The applicant received three variances from the Zoning Board of Appeals in May 2024. The three variances were to allow a front setback for parking of 87.13 ft. where 110 ft. is required, for a variance of 22.87 ft. A 51.6 ft front setback for gravel storage area which requires a 110 ft. setback for a variance of 58.4 ft. Lastly, to obtain a variance from the zoning ordinance to allow a front setback for a fence located 20 ft from the front property line, 51.6 ft from the centerline of the roadway, which requires a 110 ft. setback for a variance of 58.4 ft.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	IC – Industrial Controlled	Other Properties zoned Industrial (North and West) and CG, Commercial General zoned (East and South)	New parking and gravel storage with an 8ft chain link fence	Total site area = 2.425 acres Approximately 336.9 ft. frontage on Utica Road

Compatibility with Zoning Ordinance

The IC industrial controlled district is established so as to primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations whose external physical effects will be felt to some degree by surrounding districts. The district is so structured as to permit, in addition to IR industrial restricted uses, the manufacturing, processing and compounding of semi-finished or finished products from raw materials. Equipment rental or storage yards are permitted uses within the IC district.

Compatibility with Master Plan

The Master Plan designates the Future Land Use of this area and the surrounding parcels for continued Industrial use and within the Flex Corridor overlay district. The use is generally compatible with the Master Plan.

PLANNER RECOMMENDATION

- ☐ APPROVE
- ☐ APPROVE WITH CONDITIONS
- ☒ REVISE AND RESUBMIT
- ☐ DENY

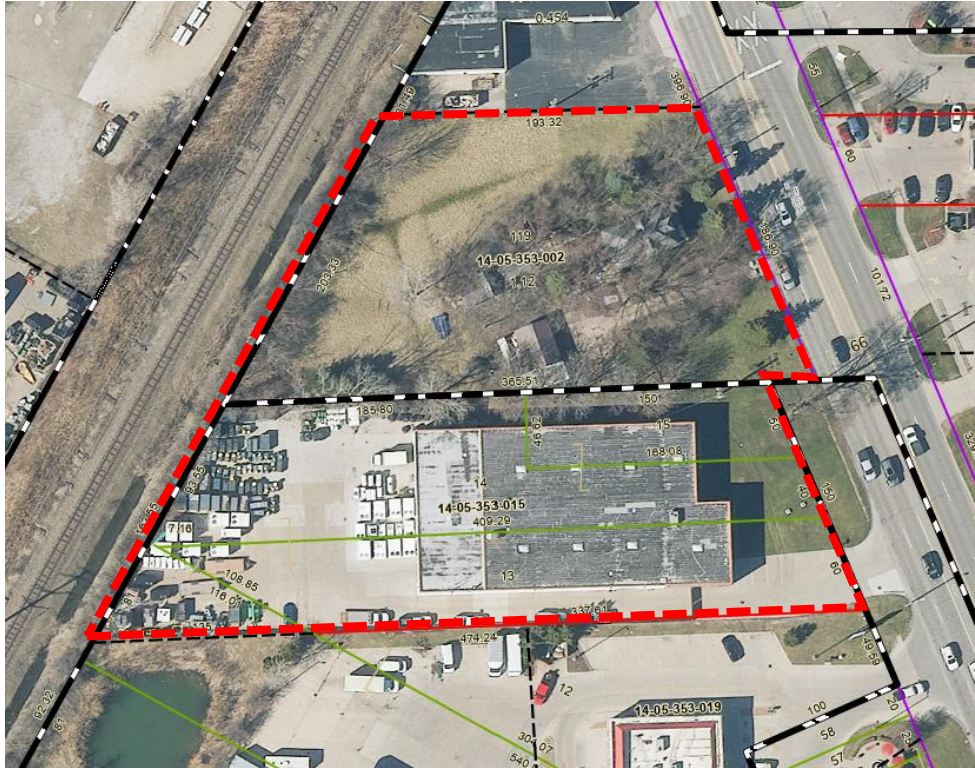
ATTACHMENTS

- ☒ SUBMITTED PLANS
- ☒ APPLICATION
- ☐ PUBLIC HEARING NOTICE
- ☐ PROOF OF OWNERSHIP
- ☐ PUBLIC COMMENTS
- ☐ AGENCY COMMENTS
- ☒ REVIEW AGAINST ZONING STANDARDS
- ☐ MISC.

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

a. Project Overview

The site, located at 31253 & 31285 Utica Road, just north of Groesbeck and south of the train tracks, is zoned IC (Industrial Controlled). The site in total is 2.55 acres and the applicant, Sunbelt Rentals, Inc. is looking to expand their property north. They are also looking to add a gravel storage area with an 8ft chain link fence and new customer parking. Applicant received three variances at the May 2024 Zoning Board of Appeals meeting. Three variances included front setback of 87.13 ft for parking, front setback of 51.6 ft for gravel storage, and front setback of 51.6 ft for a fence on the front property line.



b. Zoning and Land Use (Section 32-143 (1))

The IC Industrial Controlled District is established so as to 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. Industrial uses conducted wholly within a building, with a landscaped front yard and with the side or rear yard used for loading and unloading and parking is permitted by right.

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

The IC District permits outdoor storage if it is part of an approved site plan. When permitted in a particular zoning district, an outdoor storage use shall be enclosed by an approved masonry wall or obscuring metal fence, as approved by the Planning Commission.

Section 32-144-D. notes that “No outdoor storage shall be permitted unless it is part of an approved site plan. If no outdoor storage will be created, then the site plan shall contain a signed certified statement to that effect by the owner of the property.” The previously approved site plan for the property did not include outdoor storage. Further, section 32-52 indicates the requirements for outdoor storage.

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

a. Parking

The building area provided by the applicant on the site plan is 17,936 sq feet. Ordinance requirements note the following parking spaces for the current building:

- Industrial Warehousing: One (1) space for each one thousand five hundred (1,500) square feet of net floor area, plus one (1) space for each employee on the largest typical shift. (17,936 square feet/ 1,500 = 12 spaces required + # of employees on largest typical shift: Unknown)

TOTAL REQUIRED SPACES: 12 + # of employees on largest shift

The site plan currently indicates 17 parking spaces. If the number of employees on the largest typical shift is 5, then it is compliant. If the largest typical shift exceeds 5, the applicant will need to add more parking to be compliant.

Per the ADA, 12 parking spaces require 1 to be barrier free. The applicant has met this requirement.

b. Ingress / Egress

The existing point of ingress/egress on the site is located on the south side of the building. Sec. 32-94-15 specifies that combined ingress and egress points shall be 30 feet in width at minimum. While there is no change to the existing layout, the applicant has not specified the driveway width and is required to provide this information. The applicant is also proposing to restore the driveway to the north for the expanded property. This is indicated to be 30 feet wide and meets requirements.

c. Loading/Unloading

Loading space are required for any property occupied for manufacturing, storage, warehouse, goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning and other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets and alleys.

Section 32-97 of the City Zoning Ordinance requires 1 loading/unloading space per every 1,401-20,000 square feet of gross floor area. Further, each loading/unloading space shall be at least 10 feet by 50 feet in size. The applicant has not indicated a loading space on the submitted site plan and is required to provide this information.

3. Landscaping (Section 32-84)

Section 32-84.a of the City's Zoning Ordinance notes that the sites in the IC Districts 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.”

The applicant has submitted a landscape plan showing the addition of trees and shrubs along the Utica ROW and their parking lot.

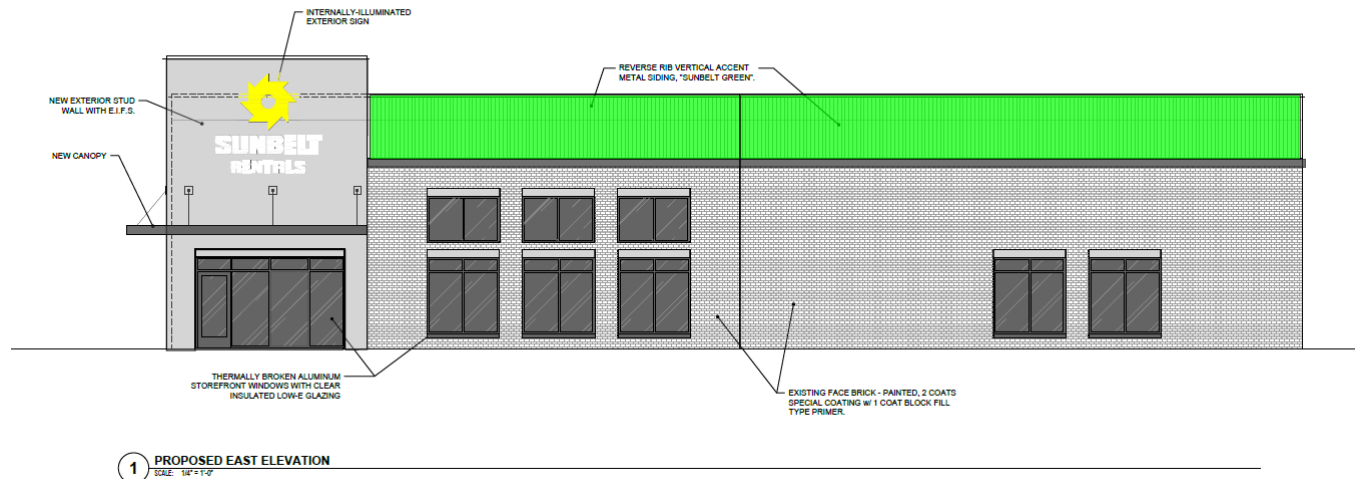
4. Screening (32-82)

The zoning ordinance requires that screening be required “between any use district that abuts any other use district”. The site is bordered to the north by property zoned IC, but the parcel located to the south is zoned CG, Commercial General, which already has a screening fence in place.

In addition to, Section 32-52 requires outdoor storage to be screened by either a sight obscuring fence or masonry wall. Planning Commission has discretion on the appropriate height, and storage material may not extend above the height of the screening. The site currently proposes to have an 8-ft chain link fence surrounding the northern property. A chain link fence is not sight obscuring, therefore it either needs to be supplemented with an evergreen shrub planting or the fence needs to be adapted to be sight obscuring.

5. Building Regulations (Sec. 32-141)

Applicant proposes new aluminum storefront windows with clear glazing on the east and north sides of the building. The east elevation will also include vertical metal siding in a green color and a canopy above the door. Sec. 32-141 specifies that exterior facing materials may be composed of aesthetically pleasing brick or stone building materials. The metal siding at the top of the structure and the proposed EFIS material is not permitted.



6. Signs (Section 32-85)

The elevations provided indicate new wall signage. Any new signage will require a permit.

7. Lighting (Section 32-86)

The applicant is proposing new lighting on the north parcel (31285 Utica Road) storage area. The proposed lighting is shielded and 25 feet. The photometric plan is compliant with the lighting standards of Sec. 32-86. No changes to the existing lighting on the south parcel (31253 Utica Road) are proposed.

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

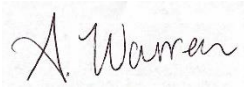
The proposed plans for new customer parking, outdoor storage, and fencing at 31253 Utica Road are generally in compliance with Ordinance requirements. At this time, since the applicant has several outstanding items, we recommend the applicant revise their site plan. If the Planning Commission is inclined to approve the proposal, we recommend approval be conditioned on the following requirements:

- *The applicant must indicate the number of employees in the largest typical shift, and the correct number of parking spaces must be met.*
- *The driveway width to the south must be specified.*
- *The location for 1 loading/unloading space must be provided and dimensioned.*
- *The outdoor storage screening fence must be sight obscuring by either adapting the existing fence or providing evergreen shrub plantings.*
- *The exterior materials must be composed of aesthetically pleasing brick or stone building materials.*
- *The applicant must meet any requirements from Public Safety and Engineering comments.*

Please feel free to contact us with any questions at (586) 593-3100 x 153 or zoning@micityoffraser.com.

Respectfully,

McKENNA



Alicia Warren
Assistant Planner



Lauren Sayre, AICP
Associate Planner

Cc: City of Fraser Development Review Team:
Mark Ragsdale, DPW Superintendent
Lt. David Bisby, Public Safety
Sgt. Jason Poole, Fire Marshall
Alyssa Ericson, O'Reilly Rancilio, Attorney
Building Official
Mike Vigneron, AEW, Engineer
Sunbelt Rentals, Inc., Property owner

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

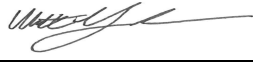
APPLICATION FOR SITE PLAN REVIEW/SPECIAL LAND USE APPROVAL

☒ Site Plan
 ☐ Special Land Use

Name of Project: <u>SUNBELT RENTALS - STORE #1174 - FRASER, MI</u>			
Address of Project: <u>31253 UTICA ROAD - FRASER, MI 48026</u>			
Proposed Use: <u>EQUIPMENT RENTAL</u>			
Applicant's Name: <u>MATT YANDA (CESO, INC.)</u>			
Address: <u>175 MONTROSE WEST AVE, STE 400</u>			
City: <u>AKRON</u>	Zip: <u>44321</u>	Phone: <u>330.819.1670</u>	
Parcel Identification: <u>03-14-05-353-015 & 03-14-05-353-002</u>			
Complete Legal Description: (use opposite side or attach separately) <u>REFER TO ALTA SURVEY IN THIS SUBMITTAL</u>			
Zoning: <u>IC</u>	Size in acres: <u>2.425</u>	Parcel Width: <u>367.35'</u>	Parcel Length: <u>474.46'</u>
Legal Owner: Name: <u>SUNBELT RENTALS, INC.</u> Phone #: <u>803.280.2167</u>			
Address: <u>1799 INNOVATION POINT - FORT MILL, SC 29715</u>			
Site Plan Preparer's Name: <u>MATT YANDA (CESO, INC.)</u>			
Phone: <u>330.819.1670</u>		Fax: _____	
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.): _____			

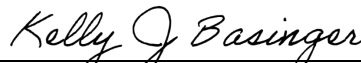
Planning Commission meeting (second Wednesday of the month at 8:00pm.) The site plan shall include all information required by the City of Fraser Zoning Ordinance. All plans must be folded when submitted. The applicant or representative must be present at the Planning Commission meeting. The site plan 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.



 Signature of Applicant

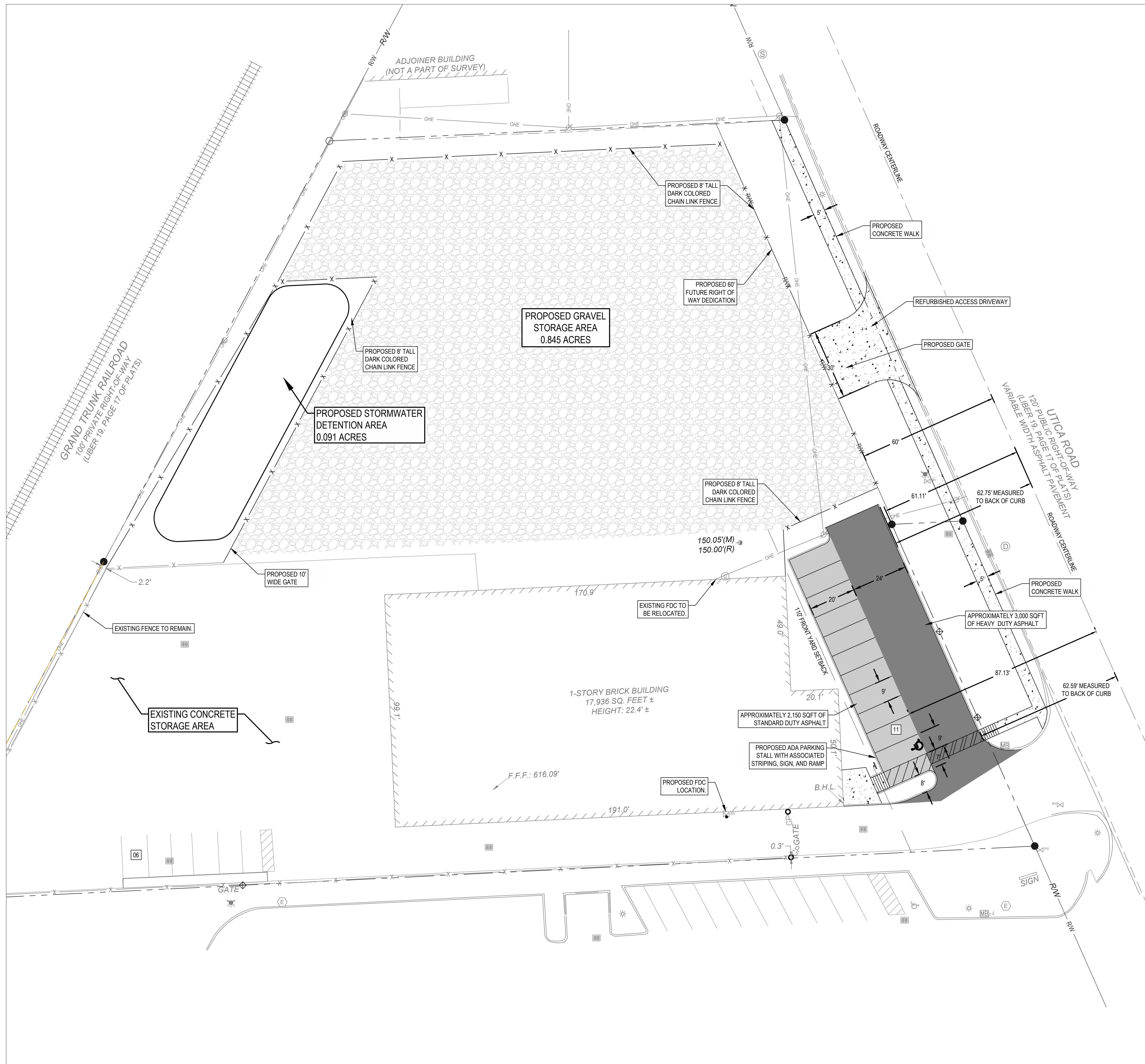
MATT YANDA
 Please print/type name below signature



 Signature of Legal Property Owner

Kelly J Basinger
 Please print/type name below signature

W:\PROJECTS\SUNBELT RENTALS\763113-01_Sunbelt 1174_Fraser MI\03-CIVIL\PLAN_CONCEPT\763113_CCP1_SITE.dwg - 5/14/2024 - Matt Yanda



SITE LEGEND

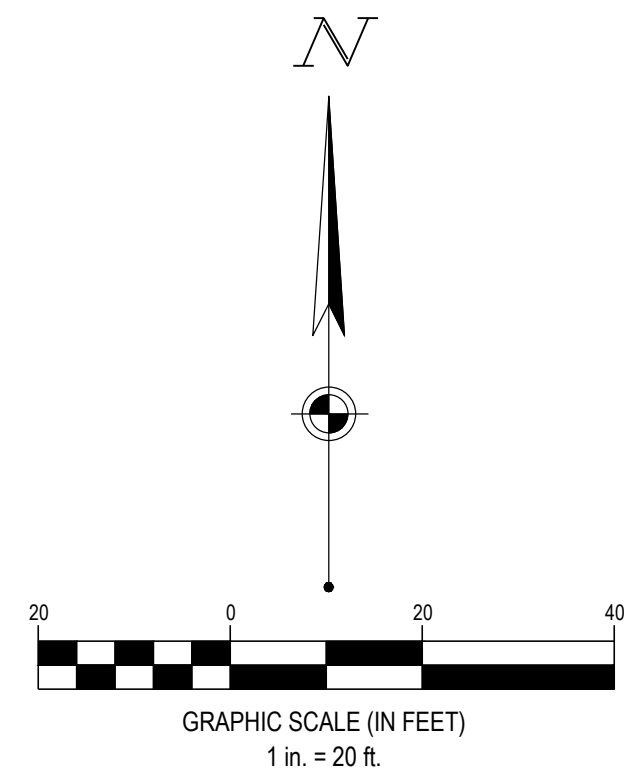
PROPOSED

- PROPOSED GRAVEL PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- RW RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK
- EASEMENT
- CENTERLINE
- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- PARKING SPACE COUNT
- SIGN

TOTAL DISTURBED AREA = ±1.26 ACRES

PARKING SUMMARY		
REQUIRED	12	ONE (1) SPACE, PER ONE THOUSAND FIVE HUNDRED (1500) SQUARE FEET OF GROSS FLOOR AREA.
PROVIDED	12	

VARIANCE SUMMARY	
ZBA #24-02 (APPROVED ON MAY 2, 2024)	
FRONT PARKING SETBACK	87.13 FT
FRONT STORAGE SETBACK	51.6 FT
FRONT FENCE SETBACK	51.6 FT



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Mannington, OH 43342
Phone: 937.435.8584 Fax: 888.208.4826



SUNBELT RENTALS

**RENOVATION -
STORE #1174**

31253 UTICA ROAD
FRASER, MICHIGAN 48026

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.

Project Number:	763113
Scale:	1"=20'
Drawn By:	BPR
Checked By:	MY
Date:	02/28/2024
Issue:	PERMIT

Drawing Title:

SITE PLAN

C1.0

SITE INFORMATION

N/F: SUNBELT RENTALS, INC.
31253 UTICA ROAD,
FRASER, MICHIGAN 48026
APN: 03-14-05-353-015 & 03-14-05-353-002
(COMMITMENT NO. NCS-1204041-CHAR) 48,818 SQ. FEET, OR 1.121 ACRES ±
(POLICY #201800998CA4) 56,806 SQ. FEET, OR 1.304 ACRES ±
TOTAL AREA: 105,625 ± SQUARE FEET, OR 2.425 ± ACRES

TITLE COMMITMENT INFORMATION (POLICY #201800998CA4)

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN INVESTORS TITLE INSURANCE COMPANY, POLICY #201800998CA4, DATED 02/11/2019 AT 11:34 A.M.

SCHEDULE A DESCRIPTION (POLICY #201800998CA4)

LOTS 13, 14 AND 15 AND PART OF LOT 11, ASSESSOR'S PLAT NO. 9 ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 19, PAGE 17 OF PLATS, MACOMB COUNTY RECORDS, DESCRIBED AS THAT TRIANGULAR PORTION OF LAND IN LOT 11 BOUNDED BY SEVENTY FEET OF THE RAILROAD RIGHT OF WAY ALONG AN ORIENTATION OF NORTH 25 DEGREES 45 MINUTES EAST 115 FEET OF WEST OR BACK OF LOT 13 ALONG AN ORIENTATION OF NORTH 64 DEGREES 15 MINUTES WEST AND A 135 FEET WESTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF LOT 13.

PARCEL IDENTIFICATION NO. 03-14-05-353-015

BEING THE SAME AS THE PROPERTY AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY FOR SUNBELT PROPERTIES SURVEYED BY BOCK & CLARK CORPORATION, DATED DECEMBER 11, 2018.

NOTES CORRESPONDING TO SCHEDULE B (POLICY #201800998CA4)

- SUBJECT TO THE TERMS, PROVISION, AND CONDITIONS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED AGREEMENT, DATED AUGUST 24, 1992 AND RECORDED IN LIBER 5572 AT PAGE 584.
(UNABLE TO DETERMINE, DOCUMENT NOT PROVIDED)
- PLAT OF ALTA/NSPS SURVEY BY BOCK & CLARK CORPORATION, DATED DECEMBER 11, 2018, LAST REVISED FEBRUARY 8, 2019, SHOWS THE FOLLOWING LOCATED ON THE LAND:
(A) UTILITY POLE
(B) GUY WIRE
(C) OVERHEAD WIRES
(D) GAS METER
(E) CATCH BASIN
(UNABLE TO DETERMINE, DOCUMENT NOT PROVIDED)
- BUILDING SETBACK LINE OF 50 FEET FROM FRONT AND 20 FEET FROM SIDE AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION, WHICH SETBACK HAS BEEN VIOLATED TO THE EXTENT SHOWN ON PLAT OF ALTA/NSPS SURVEY BY BOCK & CLARK CORPORATION, DATED DECEMBER 11, 2018, LAST REVISED FEBRUARY 8, 2019.
(UNABLE TO DETERMINE, DOCUMENT NOT PROVIDED)

PARKING INFORMATION

REGULAR= 8
HANDICAP= 2
TOTAL= 10

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26090C0396, WHICH BEARS AN EFFECTIVE DATE OF 09/06/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S87°09'11"W PER GPS COORDINATE OBSERVATIONS MICHIGAN STATE PLANE, SOUTH ZONE NAD83.
LATITUDE = 42°31'34.1213"
LONGITUDE = -82°56'45.0230"
CONVERGENCE ANGLE = 00°59'00.8916"

TEMPORARY BENCHMARK INFORMATION

TBM #1 - 1/2" REBAR
ELEVATION: 615.08'
NORTHING: 377172.83
EASTING: 13505871.81

TBM #1 - 1/2" REBAR
ELEVATION: 615.07'
NORTHING: 377505.49
EASTING: 13506239.13

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, MICHIGAN 811 DIG UTILITY LOCATE REQUEST, AND PRIVATE UTILITY LOCATION SERVICES, COMPLETED BY BLEW & ASSOCIATES, P.A. ON NOVEMBER 12, 2023. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION.

TICKET NUMBER: 202310302161

COMPANY:
123.NET, INC. FIBER OPTICS
AT&T TELEPHONE
COMCAST CABLE TV
CONSUMERS ENERGY GAS
DTE ENERGY (ELECTRIC) ELECTRIC
FONOROLA FIBER FIBER OPTICS
FRASER CITY POTABLE WATER
FRASER CITY SANITARY SEWER
FRASER CITY STORM SEWER
MACOMB COUNTY ROAD COMMISSION TRAFFIC

CONTACT:
248-431-4584
616-881-2268
855-962-8525
800-778-9140
313-407-5364
877-459-2690
586-293-2001
586-293-2001
586-293-2001
586-791-3095

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE		INDUSTRIAL
MIN. SETBACKS FRONT		49.3'
MIN. SETBACKS SIDE		20.9'
MIN. SETBACKS REAR		112.0'
MAX. BUILDING HEIGHT		22.4'
MIN. LOT AREA		105,625 ± SQ. FEET
MIN. LOT WIDTH		193.95'
MAX. BLDG COVERAGE		17%
PARKING REGULAR		8
PARKING HANDICAP		2
PARKING TOTAL		10

TITLE COMMITMENT INFORMATION (COMMITMENT NO. NCS-1204041-CHAR)

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN INSURANCE COMPANY, COMMITMENT NUMBER: NCS-1204041-CHAR, WITH A COMMITMENT DATE OF JANUARY 03, 2024 AT 8:00 A.M.

SCHEDULE A DESCRIPTION (COMMITMENT NO. NCS-1204041-CHAR)

LAND IN THE CITY OF FRASER, MACOMB COUNTY, MI, DESCRIBED AS FOLLOWS:

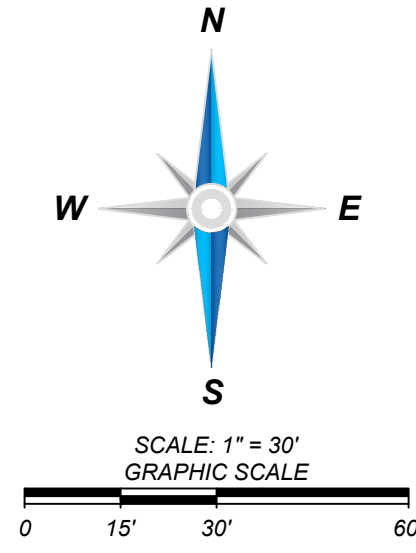
PART OF LOT 119, ASSESSOR'S PLAT NO. 7 OF LOTS 1 & 2 AND PARTS OF 3, 9, 10, 11 & 12 OF THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 5 IN TOWN 1 NORTH, RANGE 13 EAST, AS RECORDED IN LIBER 14 OF PLATS, PAGE 31, MACOMB COUNTY RECORDS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5; THENCE SOUTH 88 DEGREES 21 MINUTES WEST 10.9 FEET; THENCE NORTH 29 DEGREES 09 MINUTES EAST 1027.63 FEET ALONG SOUTHERLY RIGHT OF WAY LINE G.T.W.R.R. TO POINT OF BEGINNING; THENCE NORTH 29 DEGREES 09 MINUTES EAST 203.33 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 88 DEGREES 11 MINUTES 30 SECONDS EAST 193.32 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 40 SECONDS EAST 186.90 FEET ALONG SOUTHWESTERLY SIDE LINE OF UTICA ROAD; THENCE SOUTH 88 DEGREES 11 MINUTES 34 SECONDS WEST 363.51 FEET ALONG SOUTH LINE LOT 119 TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B (COMMITMENT NO. NCS-1204041-CHAR)

NO APPLICABLE ITEMS.

ALTA/NSPS LAND TITLE SURVEY

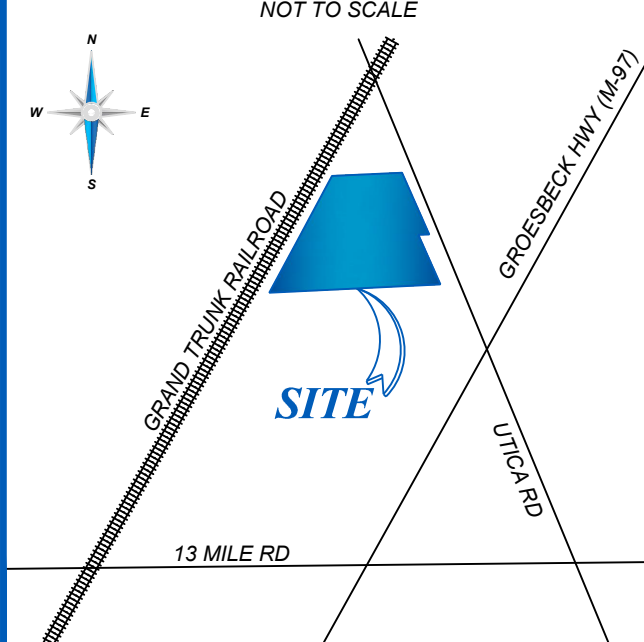
31253 UTICA ROAD,
FRASER, MICHIGAN 48026
MACOMB COUNTY



LEGEND & SYMBOLS

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- COMPUTED POINT
- HANDICAP PARKING
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE (SMH)
- BOLLARD
- POWER POLE
- ELECTRIC VAULT
- GAS METER
- GATE POST
- MAILBOX
- WATER VALVE
- GRATED INLET (GI)
- DRAINAGE MANHOLE (DMH)
- GUY ANCHOR
- BACK OF CURB
- FLOW LINE
- EDGE OF CONCRETE
- TOP OF CONCRETE
- EA
- EDGE OF ASPHALT
- TA
- TOP OF ASPHALT
- NG
- NATURAL GROUND
- CR
- CROWN OF ROAD
- (M)
- MEASURED/CALCULATED DIMENSION
- (R)
- RECORD DIMENSION
- N/F
- NOW OR FORMERLY
- P.O.C.
- POINT OF COMMENCEMENT
- P.O.B.
- POINT OF BEGINNING
- B.H.L.
- BUILDING HEIGHT LOCATION
- F.F.E.
- FINISHED FLOOR ELEVATION
- TBM
- TEMPORARY BENCHMARK
- PVC
- POLYVINYL CHLORIDE PIPE
- RCP
- REINFORCED CONCRETE PIPE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- C.L.
- CENTERLINE OF ROAD
- X - X - X
- FENCE LINE
- OVERHEAD UTILITY LINE
- VL
- UNDERGROUND WATER LINE
- WL
- UNDERGROUND GAS LINE
- SS
- UNDERGROUND SANITARY SEWER LINE
- SD
- UNDERGROUND STORM DRAIN LINE
- WALL
- CENTERLINE OF RAILROAD

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS OCTOBER 27, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF UTICA ROAD AND GROESBECK HIGHWAY (M-97), WHICH IS APPROXIMATELY 170' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO UTICA ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED MICHIGAN ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT AFFECTS THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM MACOMB COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- ELEVATIONS ESTABLISHED WITH GPS OBSERVATIONS UTILIZING (INSERT NETWORK NAME) NETWORK WITH ORIGINATING BENCHMARK PID 016132. VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV88) IN US SURVEY FEET. CONTOURS SHOWN HEREON ARE AT ONE FOOT INTERVALS. BENCHMARK ID: PID 016132. PUBLISHED ELEVATION: 608.5'. MONUMENT DESCRIPTION: SURVEY DISK SET IN TOP OF CONCRETE MONUMENT, STAMPED "50657 2006".
- A PRIVATE UTILITY LOCATE WAS COMPLETED BY BLEW & ASSOCIATES, P.A. ON NOVEMBER 12, 2023 UNDER BLEW JOB NO. 23-7297.01.
- THE SUBJECT PROPERTY BOUNDARY IS SUBJECT TO CHANGE UPON RECEIPT OF AN UPDATED TITLE.

SURVEYOR'S CERTIFICATE

TO: SUNBELT RENTALS, & INVESTORS TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 2, 3, 4, 5, 6A, 6B, 7B1, 7C, 8, 9, 10, 11B, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 10/27/2023.

DATE OF PLAT OR MAP: 12/04/2023

RONALD R. HARRIS
PROFESSIONAL LAND SURVEYOR NO.: 4001041917
STATE OF MICHIGAN

BLEW
& ASSOCIATES, P.A.

Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEY JOB NUMBER:
23-7297
SURVEY DRAWN BY:
AC - 12/04/2023
SURVEY REVIEWED BY:
LT
SHEET:
1 OF 1

DATE	REVISION HISTORY	BY
04/25/24	ADDED ADDITIONAL TITLE	K.J.D.

INVERT INFORMATION

GI #1
RIM: 615.2'
BOTTOM: 611.91'
INVERT SE - 12" RCP: 611.9'
INVERT S - 12" RCP: 612.2'
INVERT NW - 12" RCP: 611.9'

GI #2
RIM: 615.24'
BOTTOM: 612.31'
INVERT NE - 6" PVC: 613.9'
INVERT S - 12" RCP: 612.2'
INVERT NW - 12" METAL PIPE (CAPPED): 612.3'
INVERT NW - 12" METAL PIPE: 612.4'

GI #3
RIM: 615.29'
BOTTOM: 611.24'
INVERT N - 12" RCP: 612.7'
INVERT E - 12" RCP: 612.7'

GI #4
RIM: 615.80'
BOTTOM: 613.41'
INVERT E - 10" RCP: 613.4'
INVERT S - 12" METAL PIPE: 613.6'
INVERT NW - 4" PVC: 614.7'

GI #5
RIM: 615.78'
BOTTOM: 614.04'
INVERT W - 10" METAL PIPE: 614.0'

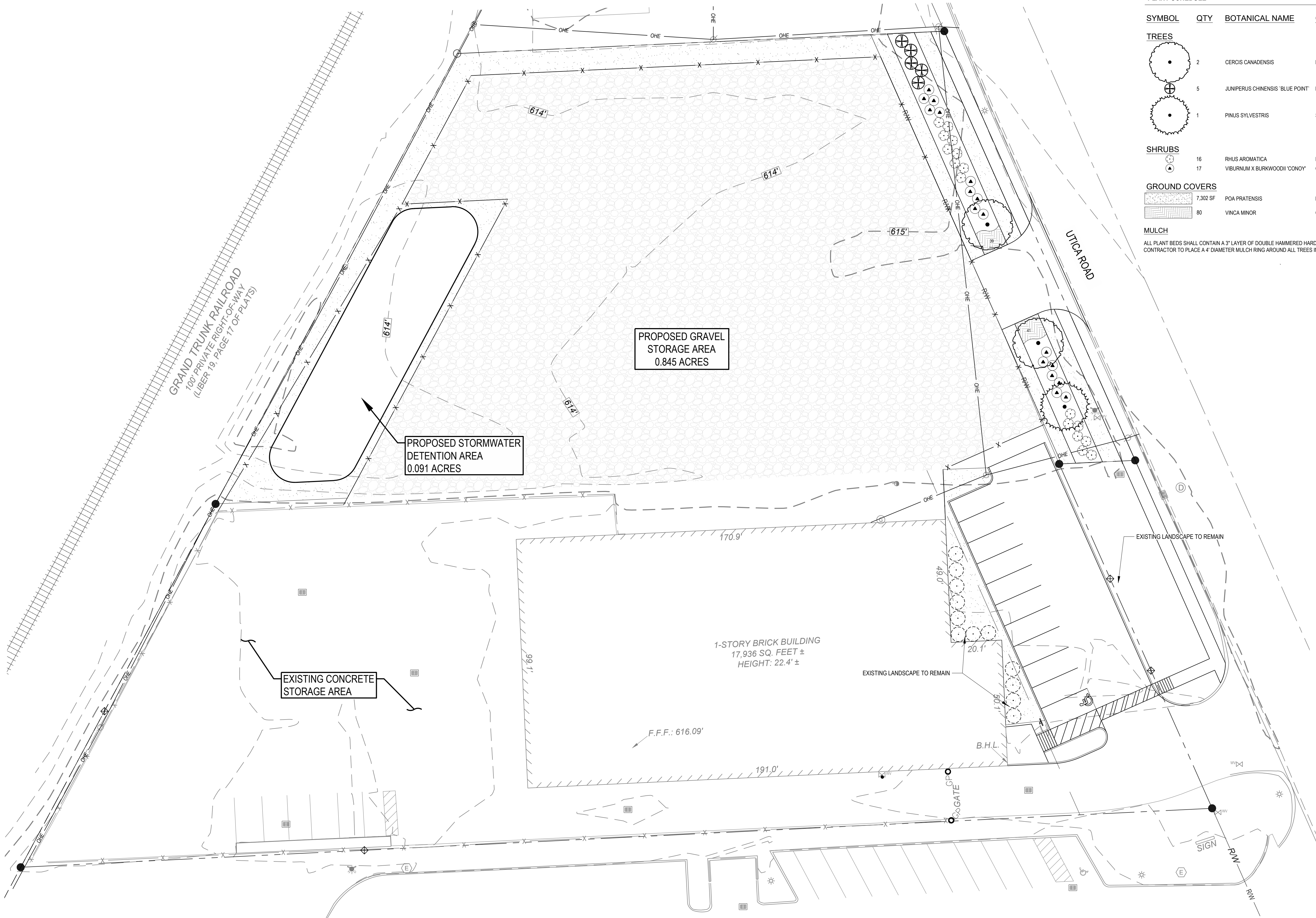
GI #6
RIM: 614.11'
BOTTOM: 612.49'
INVERT NW - 12" RCP: 612.5'

GI #7
RIM: 614.51'
BOTTOM: 611.56'
INVERT SE - 12" RCP: 612.4'
INVERT NE - 12" RCP: 612.2'
INVERT SE - 12" RCP: 612.3'
INVERT SW - 6" METAL PIPE 612.7'
INVERT NW - 12" RCP: 612.3'

SMH #1
RIM: 615.81'
INVERT SE - 12" RCP: 608.8'
INVERT W - 4" PVC: 609.9'
INVERT NW - 6" PVC: 606.6'

SMH #2
RIM: 615.59'
INVERT NW - 12" RCP: 606.7'
INVERT SE - 12" RCP: 606.5'

W:\PROJECTS\SUNBELT RENTALS\763113_01_Sunbelt 1174_Fraser MI\06-LA_PLAN_CD\763113_LANDSCAPE PLAN.dwg - 5/17/2024 - Matt Yanda



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN HT / SPR	SPACING
--------	-----	----------------	-------------	------	--------------	---------

TREES

	2	CERCIS CANADENSIS	EASTERN REDBUD	2" GAL	8-10' HT	AS SHOWN
	5	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	---	5' HT	AS SHOWN
	1	PINUS SYLVESTRIS	SCOTS PINE	---	5' HT	AS SHOWN

SHRUBS

	16	RHUS AROMATICA	FRAGRANT SUMAC	3 GAL	36" HT	4'-0" OC
	17	VIBURNUM X BURKWOODII 'CONDY'	CONDY VIBURNUM	7 GAL	36" HT	4'-0" OC

GROUND COVERS

	7,302 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		
	80	VINCA MINOR	COMMON PERIWINKLE	1 GAL		1'-6" OC

MULCH

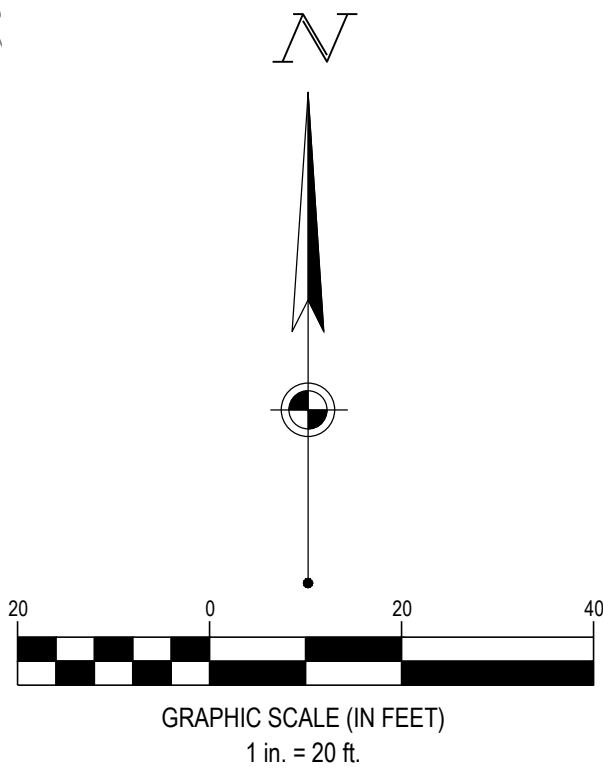
ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF DOUBLE HAMMERED HARDWOOD MULCH (FROM A SUSTAINABLE SOURCE); CONTRACTOR TO PLACE A 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN

LEGEND

	PROPERTY BOUNDARY LINE
	RIGHT OF WAY
	EASEMENT LINE
	PROPOSED FENCE
	SANITARY SEWER
	WATER LINE
	STORMWATER
	OVERHEAD UTILITY LINE
	MAJOR EXISTING CONTOUR
	MINOR EXISTING CONTOUR
	MAJOR ENGINEERED CONTOUR
	MINOR ENGINEERED CONTOUR
	EXISTING TREE TO REMAIN

LANDSCAPE REQUIREMENTS

GREENBELT REQUIREMENTS:
UTICA ROAD (155 LF. ALONG STORAGE LOT)
REQUIRED: 6 TREES (1 STAGGERED PER 30')
PROVIDED: 6 TREES



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Manningsville, OH 43042
Phone: 937.435.8584 Fax: 888.208.4826



SUNBELT RENTALS

RENOVATION -
STORE #1174

31253 UTICA ROAD
FRASER, MICHIGAN 48026

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2024 CESO, INC.

Project Number: 763113

Scale: 1"=20'

Drawn By: MAG

Checked By: EAB

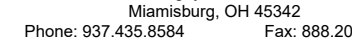
Date: 02/28/2024

Issue: PERMIT

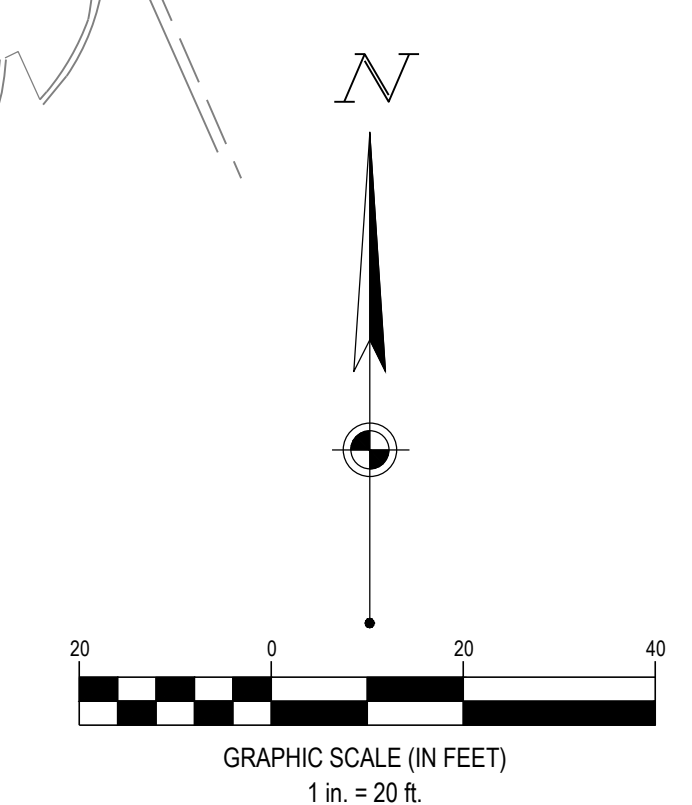
Drawing Title:

LANDSCAPE PLAN

L1.0



C2.0



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	4M BLS	SINGLE	OSQ-ML-B-DA + OSQM-B-16L-40K7-4M BLS (Back Light Shield)-UL-NM-BK-PML-20KV		1.000	12350	104	312
	2	2M BLS	SINGLE	OSQ-ML-B-DA + OSQM-B-16L-40K7-2M BLS (Back Light Shield)-UL-NM-BK-PML-20KV		1.000	12350	104	208

The logo for Miss Dig 811, featuring the text "MISS DIG" in large, bold, black letters with a yellow outline, and "811" in large, bold, yellow letters with a black outline below it. A small registered trademark symbol (®) is visible to the right of the "11". Below the "811" is a stylized graphic of a shovel with a green handle and a silver blade, set against a yellow background.

SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



SUNBELT[®]
RENTALS

**REMODEL CLIMATE CONTROL
SERVICES BUILDING**

31253 Utica Road
Fraser, MI 48026

Revisions / Submissions	
ID	Description
	Date
© 2023 CESO, INC.	
Project Number:	763113-01
Scale:	AS NOTED
Drawn By:	DPS
Checked By:	
Date:	10/10/2023
Issue:	SCHEMATIC DESIGN

Drawing Title:

ELEVATIONS

A2.0

Site Plan Review Summary

SP 24-01

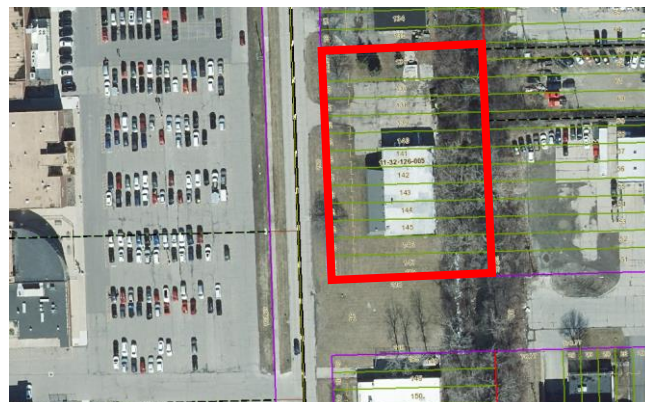
Site Plan Revision Dated 5/5/2024
City of Fraser, Michigan



SITE ADDRESS / LOCATION 34400 Klein Road - 03-11-32-126-005	APPROVING BODY Planning Commission	PUBLIC HEARING DATE n/a
STAFF REPORT CONTACT INFORMATION Building Clerk – Kayshe Johnson– (586) 293-3100 ext. 154 Planning Consultant – Lauren Sayre, AICP – (586) 293-3100 ext. 153	APPLICANT / PROPERTY OWNER Joseph Marth, Property Owner	

BRIEF SUMMARY OF REQUEST:

The applicant submitted and received approval for a similar site plan in 2022. However, the site plan conditions were never met, permits were never pulled, and the site plan has expired. The revised plans the applicant submitted propose to construct an additional driveway of approximately 20 feet in width off Klein Road, as well as an additional paved asphalt area located on the south side of the building. The proposed area of new paved concrete equates to approximately 4,700 square feet. The revised site plans also address previous landscaping and enclosure details. The applicant is proposing the add a sight obscuring fence to screen the storage of vehicles and gravel. The applicant received a variance for front parking to reduce the requirement to 51 feet.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	IR – Industrial Restricted	Fraser High School (West), Other Properties zoned Industrial (North, South, East)	New parking /driveway and dumpster enclosure	Total site area = 1.1 acres Approximately 265 ft. frontage on Klein Road

Compatibility with Zoning Ordinance

The IR industrial restricted district is established so as to primarily accommodate wholesale activities, warehouses and industrial operations whose external, physical effects are restricted to the lot or parcel and in no manner affect in a detrimental way any of the surrounding lots or parcels. The IR district is so structured as to permit, along with specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. Contractor's offices with garages for maintenance and storage of equipment are permitted by right in the IR district. Storage of loose minerals, including soil, stone, sand, gravel, coal, cinders and similar materials is prohibited in IR.

Compatibility with Master Plan

The Master Plan designates the Future Land Use of this area and the surrounding parcels for continued Industrial use. The use is generally compatible with the Master Plan.

PLANNER RECOMMENDATION

- ☐ APPROVE
- ☒ APPROVE WITH CONDITIONS
- ☐ REVISE AND RESUBMIT
- ☐ DENY

ATTACHMENTS

- ☒ SUBMITTED PLANS
- ☒ APPLICATION
- ☐ PUBLIC HEARING NOTICE
- ☐ PROOF OF OWNERSHIP
- ☐ PUBLIC COMMENTS
- ☒ AGENCY COMMENTS
- ☒ REVIEW AGAINST ZONING STANDARDS
- ☐ MISC.

1. IR, Industrial Restricted District (Section 32-143)

a. Project Overview

The applicant is proposing to construct an additional driveway of approximately 25 feet in width off Klein Road, as well as an additional paved concrete area located on the south side of the building (circled in red in the image to the right). The proposed area of new paved concrete equates to approximately 4,700 square feet.

Section 32-103 notes that a site plan shall be submitted for review and approval by the Planning Commission whenever there is a proposed “*construction, use, or establishment of a parking or storage area.*” Further, section 32-50 indicates that “*nonresidential driveways, entrances and exits shall be subject to approval by the applicable agency and by the planning commission after considering the effects on surrounding property, pedestrian and vehicular traffic and the movement of emergency vehicles.*”

Applicant had a similar plan approved in 2022. Since the applicant had not followed through with obtaining permits, the site plan approval has expired. The applicant also wishes to amend a previously approved condition for the outdoor gravel approval from the Zoning Board of Appeals that required a shared parking agreement with the adjacent property owner.



Additionally, the applicant presented a new site plan, dated with revisions on 3/11/2024, to Planning Commission on April 3, 2024. Planning Commission postponed any motion so that the applicant could obtain necessary variances and revise the site plan. On May 2, 2024, the Zoning Board of Appeals approved the variance for a 51 foot front parking setback and to modify the previously approved variance conditions of ZBA 22-03, approved on October 6, 2022, to remove condition 4 of previously approved variance, which requires a shared parking agreement with the adjacent property owner.

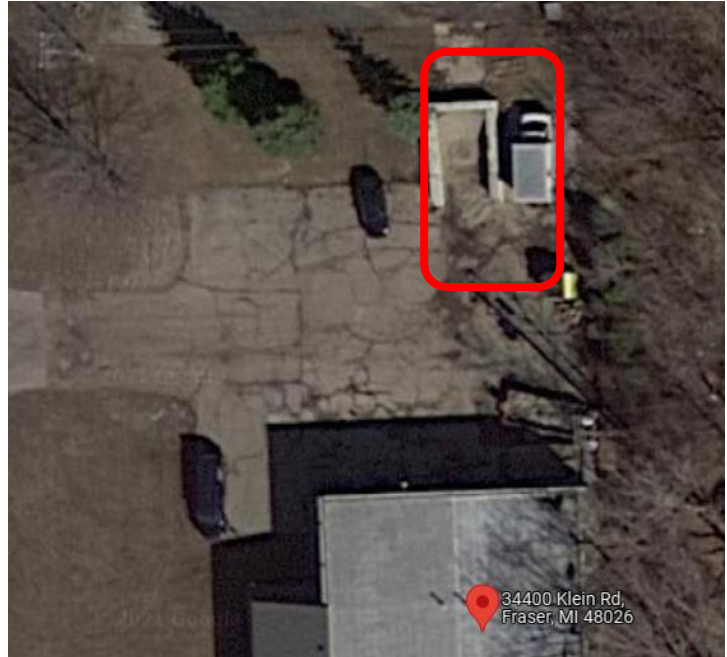
b. Zoning and Land Use (Section 32-143 (1))

The site, located at 34400 Klein Road, just north of Malyn Boulevard, is zoned IR (Industrial Restricted). Current site improvements include an existing warehouse of approximately 6,120 square feet in size as well as an attached office space of approximately 1,500 square feet in size. The site also includes a paved area on the north side of the existing warehouse/office building intended for parking and a new proposed dumpster enclosure.

The intent of the IR District is to: “...*primarily accommodate wholesale activities, warehouses and industrial operations whose external, physical effects are restricted to the lot or parcel and in no manner affect in a detrimental way any of the surrounding lots or parcels. The IR district is so structured as to permit, along with specified uses, the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material.*”

Contractors’ offices with garages for maintenance and storage of equipment are permitted by right in the IR district.

We note that there is an area to the north of the existing parking lot that is proposed to be used for the storage of gravel. Outdoor storage is a permitted accessory use in IR, however it is limited to currently licensed and operable cars, trucks, and recreation vehicles, finished and semi-finished manufactured materials produced on the premises and equipment necessary as an accessory to the principal use, subject to certain conditions. **The outdoor storage of “loose minerals, including soil, stone, sand, gravel, coal, cinders and similar materials” is specifically prohibited.** ([Section 32-142 \(1\)\(m\)](#)).



The applicant received a variance from the Zoning Board of Appeals meeting on October 6, 2022 to allow outdoor storage of gravel. This approval was modified on May 2, 2024 and includes the following conditions: *that the enclosure and equipment be properly screened in a manner that is acceptable to the Planning Commission in review of the site plan approval and gravel storage be limited to 10 yards or less of loose materials.*

The revised site plan includes details of the enclosure and proposes a fence around the stored materials, including vehicle storage.

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

a. Parking

Ordinance requirements note the following parking spaces for the current building:

- Business Offices: 1 space per every 150 square feet (10 spaces required)
- Warehouse enclosure: 1 space per every 1,500 square feet (4 spaces required)

TOTAL REQUIRED SPACES: 14

The site currently indicates 9 parking stalls, including 1 ADA accessible stall to the north and 6 additional parking spaces to the south of the site, bringing the total to 15 parking spaces. Parking location is compliant with the approved front parking setback variance. No shared parking is required per the modification of ZBA 22-03

b. Ingress / Egress

As previously noted, the existing point of ingress/egress on the site is located on the north side of the building. The entrance is approximately 40 feet in width and the driveway is approximately 25 feet in width. This satisfies Ordinance requirements.

The proposed entrance/exit on the south side of the building is planned to be approximately 65 feet in length and the driveway approximately 25 feet in width.

Section 32-94-15 notes that the number of driveways permitted for each site shall be determined by the Planning Commission as part of site plan review, considering the location of the driveways on adjacent sites and across the street, turning movements, and traffic volumes. It is not anticipated that the additional driveway will conflict with adjacent properties to the north or south. Given the subject site's location across the street from Fraser High School, it should be considered that Fraser High School experiences high volumes of traffic at specific times during the school year, such as start and dismissal times, games, events/conferences, and other similar occasions.

We do not anticipate that the use of this driveway would cause a significant conflict with traffic from Fraser High school, but the Planning Commission may ask the applicant for more information regarding the increase in traffic volume that would result from this proposed project.

c. Circulation On- and Off-Site

The new proposed driveway is not likely to cause adverse effects to the subject site, or adjacent sites.

d. Loading/Unloading

Site plans depict two existing bay doors on the building, one located on the north side and the other on the south side. Section 32-97 of the City Zoning Ordinance requires 1 loading/unloading space per every 1,401-20,000 square feet of gross floor area. Further, each loading/unloading space shall be at least 10 feet by 50 feet in size.

The proposed plan indicates a loading space to the south of the building, at the rear of the site, and measures 18 by 50 feet, which is compliant.

3. Landscaping (Section 32-84)

Section 32-84.a of the City's Zoning Ordinance notes that the sites in the IR Districts 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.*"

The proposed plan depicts additional trees to be planted in the front yard including 3 deciduous trees and 2 evergreen trees. One existing deciduous tree on site will be removed for the addition of the new driveway. As part of the 2022 site plan approval, it was indicated that the area at the ingress/egress where gravel was used for parking must be restored to grass, as it existed previously, to the edge of the existing pavement. The revised site plan indicates restoration of the lawn and tree planting.

4. Screening (32-82)

The zoning ordinance requires that screening be required "between any use district that abuts any other use district". The site is bordered to the north and south by parcels zoned IR, but the parcel located to the east is zoned IC, Industrial Controlled. Given the number of mature trees located in the rear (or east) portion of the site, it is likely that adequate screening is provided. Further, the City encourages the preservation of existing mature trees.

The applicant is proposing the screen the outdoor storage of the gravel and machinery vehicles behind a 4-8 ft wall. The Planning Commission must determine if this is acceptable.

5. Signs (Section 32-85)

A signage plan has not been received. Any new signage will require a permit.

6. Lighting (Section 32-86)

No modifications to existing lighting are proposed as part of this plan.

7. 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

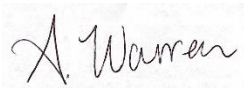
The proposed plans for the modification of the site at 34400 Klein Road are generally in compliance with Ordinance requirements, and a variance is received from the Zoning Board of Appeals for the front parking setback and removal of condition 4, requirement of a shared parking agreement, of the previously approved variance request was approved. We recommend that the Planning Commission approve the proposal conditioned on the following:

1. *The screening must be approved by the Planning Commission.*

Please feel free to contact us with any questions at (586) 593-3100 x 153 or zoning@micityoffraser.com.

Respectfully,

McKENNA



Alicia Warren
Assistant Planner



Lauren Sayre, AICP
Associate Planner

Cc: City of Fraser Development Review Team:
Mark Ragsdale, DPW Superintendent
Lt. David Bisby, Public Safety
Sgt. Jason Poole, Fire Marshall
Clark Andrews, O'Reilly Rancilio, Attorney
Building Official
Mike Vigneron, AEW, Engineer

Joseph Marth, Applicant, Foundation Solutions 360



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

March 25, 2024

Bob Logan, Building Department Manager
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

Reference: Site Plan Review

34400 Klein Road (SP21-09) (2024 Update)
AEW Project No. 0190-0475

Dear Mr. Logan:

We have completed our review of the above referenced site plan and offer the following comments:

Utilities

1. There is a 12" water main along the north side of the Malyn Blvd. right-of-way and an 8" water main along the east side of Klein Road available to serve the site.
2. There is a 15" sanitary sewer along the south side of Malyn Blvd. right-of-way and a 12" sanitary sewer along the east side of Klein road available for use. The existing building appears to have sanitary service tied into the sewer along Malyn Blvd. right-of-way.
3. An 18" diameter storm sewer is available along the south side of Malyn Blvd right-of-way as an outlet for stormwater discharge. This site could also directly discharge to the Sweeney Drain located along the easterly property line.
4. The proposed site plan appears to be increasing the volume and rate of stormwater runoff, therefore, it is likely that additional on-site detention will be required, as well as restricting outflow to pre-development conditions. Water quality treatment measures may be required. Specific requirements may vary depending on chosen stormwater outlet and total area disturbed.

General

1. The subject parcel contains mapped Zone AE floodplain and floodway. All necessary floodplain related data will need to be included in the final engineering drawings and additional EGLE permitting may be necessary.



Bob Logan
March 25, 2024
Page 2

The 100-year floodplain and floodway do appear to be contained within the banks of the Sweeney Drain.

2. Prior to issuance of the Building Permit, the petitioner will be required to submit final engineering plans for review and approval. The City of Fraser Standard Details for Paving and Storm Sewer shall be included in final engineering plans. Digital copies are available from our office.
3. Prior to issuance of a Building Permit, a soil erosion permit will need to be obtained from Macomb County Public Works Office. A permit for work related to the Sweeney Drain may also need to be obtained.
4. A storm water maintenance agreement may be necessary and will be determined during the engineering review phase.

We're available to answer any questions related to the review comments.

Sincerely,

Michael A. Vigneron, PE
Vice President | Director of Engineering

cc: Lauren Sayre, McKenna
Mark Ragsdale, DPW Superintendent

\\AEW-ActData\active\0190\0190-0475\Gen\Letters\SitePlanReview_SP21-09_240325.docx

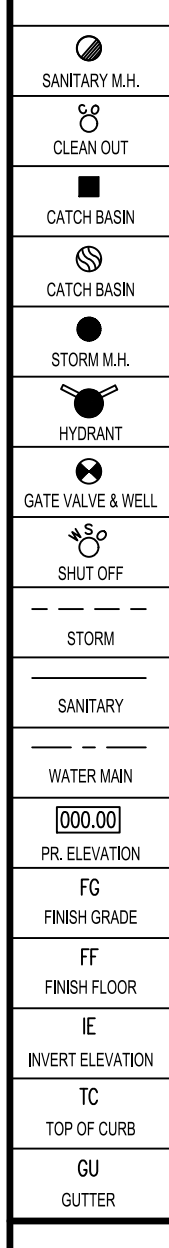
Public Safety Comments for 34400 Klein - Site Plan Review #2

No major concerns. I would note that any time a fence is going to block access to the a portion of the building we request that a key for the gate is placed in a key vault mounted to the exterior of the building that is accessible from the outside of the fenced in area.

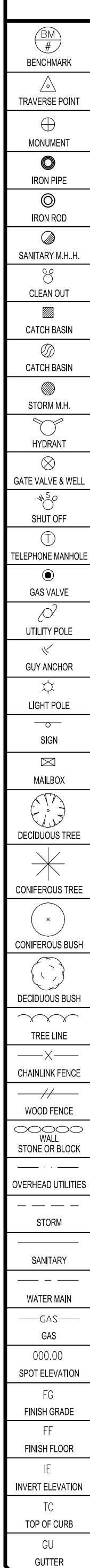
Respectfully,

Captain John Gillies
Fraser Department of Public Safety
33000 Garfield
Fraser, MI 48026
(586) 293 2000 ext. 201

PROPOSED
LEGEND



EXISTING
LEGEND



DESCRIPTION (taken from property deed)
LOTS 136 THRU 147 OF FRASER INDUSTRIAL SUBDIVISION, PART OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 32, T.2N., R.13E., CITY OF FRASER, MACOMB COUNTY, MICHIGAN AS RECORDED IN LIBER 58 OF PLATS, PAGES 43-44, MACOMB COUNTY RECORDS.

BENCHMARKS

B.M. # 200
SET BENCH-11E IN UTILITY POLE AT THE NORTHWEST PROPERTY CORNER
ELEVATION - 610.61 N.A.V.D. 88

B.M. # 201
ARROW ON HYDRANT AT THE SOUTHWEST PROPERTY CORNER
ELEVATION - 610.61 N.A.V.D. 88

FLOOD PLAIN NOTE

EXAMINATION OF THE FLOOD HAZARD BOUNDARY MAP (COMMUNITY PANEL NUMBER 26099003370 EFFECTIVE DATE SEPTEMBER 29, 2006) PREPARED IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM OF 1968, INDICATES THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF THE SPECIAL FLOOD HAZARD AREA, ZONE AE, BASE FLOOD ELEVATION 604.00 NAVD88.

NOTE: BASE FLOOD ELEVATION IS CONTAINED WITHIN THE BANKS OF THE SWEENEY DRAIN.

NOTE

A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

SITE CRITERIA

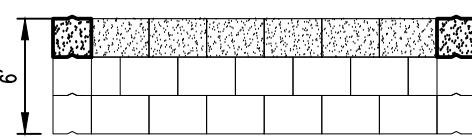
PROJECT: PAVEMENT, DRAINAGE, PARKING, AND LANDSCAPE IMPROVEMENTS
ZONED: IR - INDUSTRIAL RESTRICTED
LAND USE: WAREHOUSING/MANUFACTURING FOR FOUNDATION REPAIR SERVICES

LOT AREA: 1.13 ACRES
EXISTING GROSS FLOOR AREA: +/-6,120 SFT WAREHOUSE + 1,500 SFT. OFFICE = 7,620 SFT TOTAL

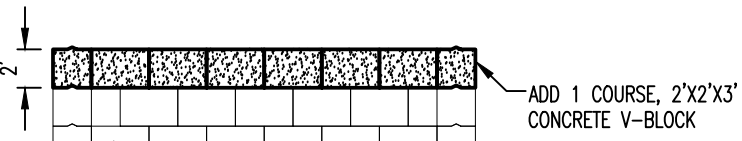
	REQUIRED	PROVIDED
SETBACK		
FRONT	83 FT.	EXISTING BUILDING 82.8 FT.
SIDES	20 FT./70 FT. FROM MALYN BLVD C/L	113.1 FT. NORTH & 93.5 FT. SOUTH
REAR	20 FT.	55 FT.
PARKING (BUILDING FRONT SETBACK)	83 FT.	51 FT.
LANDSCAPING		
FRONTAGE		
1 TREE/30 FT. LANDSCAPE STRIP	5 TREES	5 TREES
PARKING		
1 SPACE/1500 FT. GROSS FLOOR AREA (WAREHOUSE) + 1 SPACE/150 SFT. GROSS FLOOR (OFFICE)	4 (WAREHOUSE) + 10 (OFFICE) = 14 TOTAL	15 SPACES

NOTES

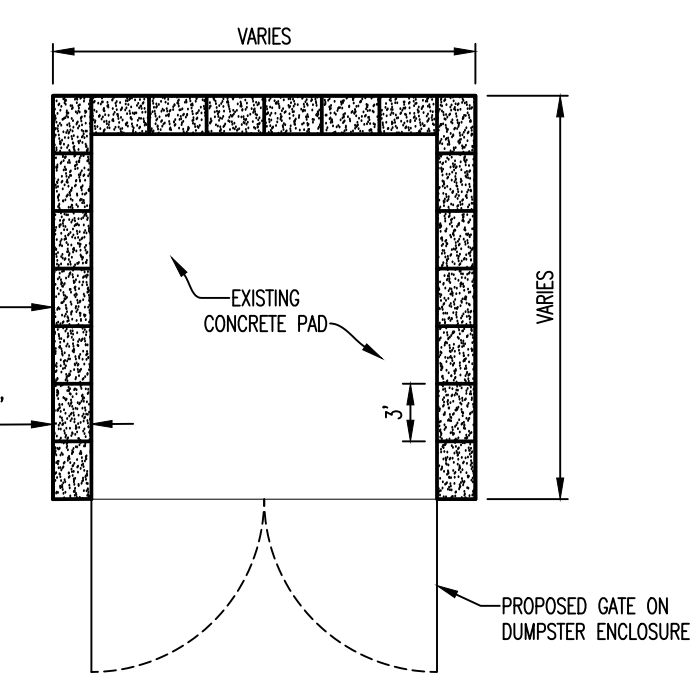
- 1) PERMIT MUST BE OBTAINED FROM THE CITY OF FRASER FOR WORK WITHIN THE KLEIN ROAD RIGHT-OF-WAY.
- 2) PERMIT MUST BE OBTAINED FROM THE MACOMB COUNTY PUBLIC WORKS OFFICE FOR SOIL EROSION AND SEDIMENTATION CONTROL AND FOR DRAINAGE TO THE SWEENEY DRAIN.



ELEVATION FRONT VIEW
NO SCALE



ELEVATION REAR VIEW
NO SCALE

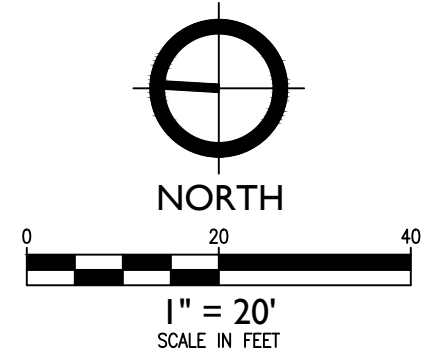
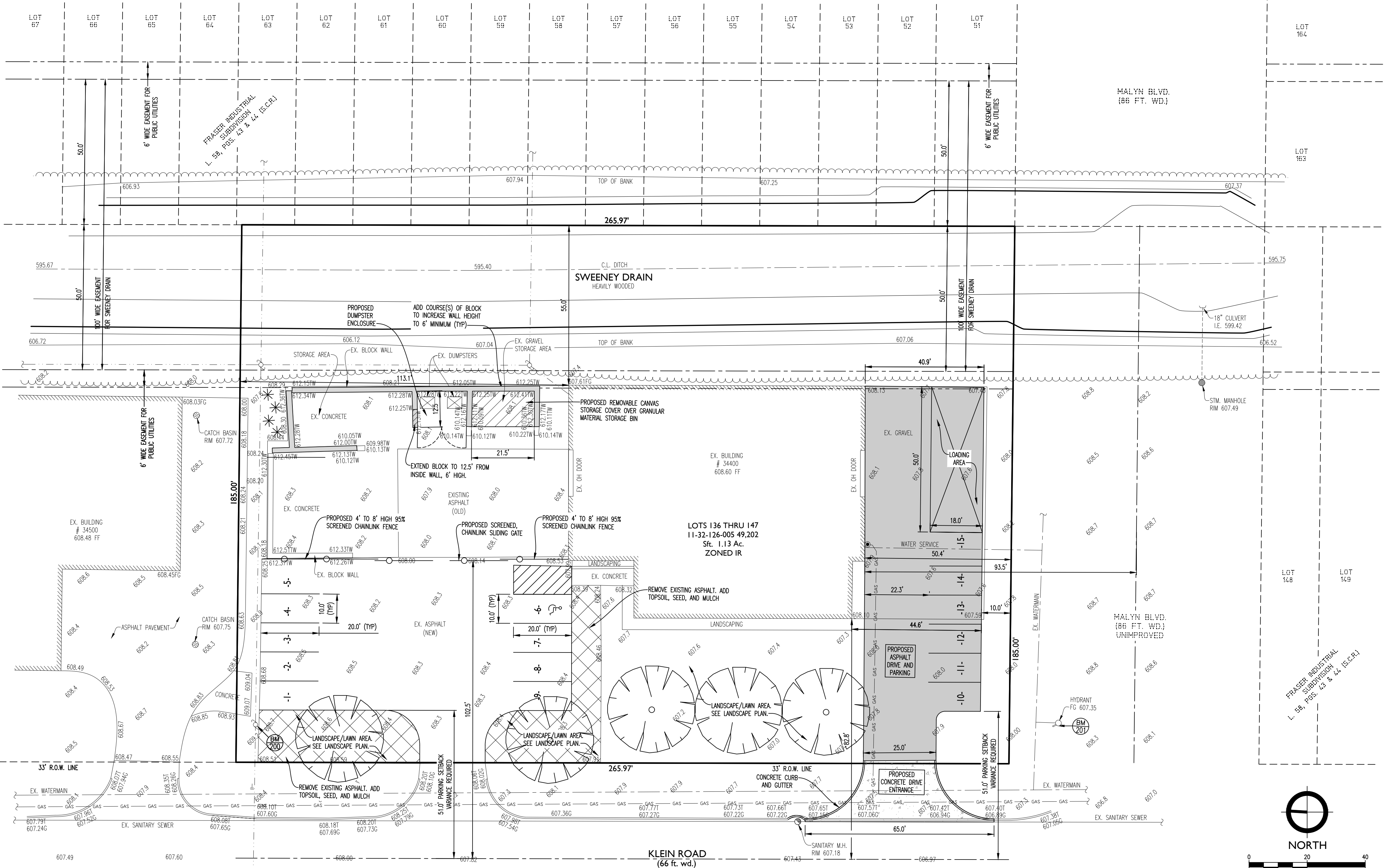


PLAN VIEW
OUTDOOR GRAVEL STORAGE BIN & DUMPSTER AREA
NO SCALE

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

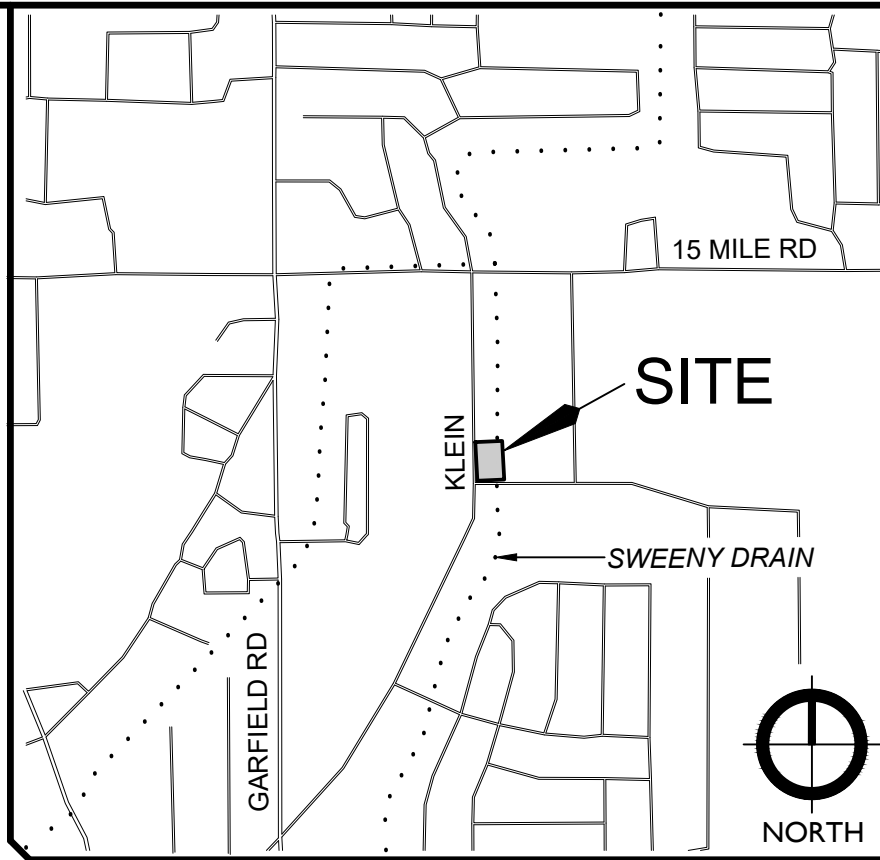
PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.

DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES. CALL MISS DIG.



SHEET INDEX

1. SITE PLAN
2. LANDSCAPE PLAN



DEVELOPER / OWNER
FOUNDATON SOLUTIONS 360

34400 KLEIN ROAD
CITY OF FRASER, MI 48026



Project Control Engineering, Inc.
Engineers Surveyors Consultants
P.O. Box 307
2420 Pte. Tremble Road
Algonic, MI 48001
Phone 810.794.1931
Fax 810.794.3331
www.pce-eng.com

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THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED HEREIN IS PROPRIETARY AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF:
PROJECT CONTROL ENGINEERING, INC.

DRAWING STATUS:

- ☒ PRELIMINARY CONSTRUCTION
☐ FINAL CONSTRUCTION
☐ RECORD DOCUMENTS

SEAL:

DATE: 6/20/2022

REVISIONS:
1/2/22 PER CITY REVIEW
1/2/22 PER CITY REVIEW
3/1/24 PER OWNER
4/2/24 PER OWNER

SITE PLAN

CITY OF FRASER
34400 KLEIN ROAD

SHEET TITLE:

PROJECT:



JOB NUMBER:

22-084

DRAWN BY:

ACG

CHECK BY:

JTM

DRAWING ID:

22-084 site plan_update2024

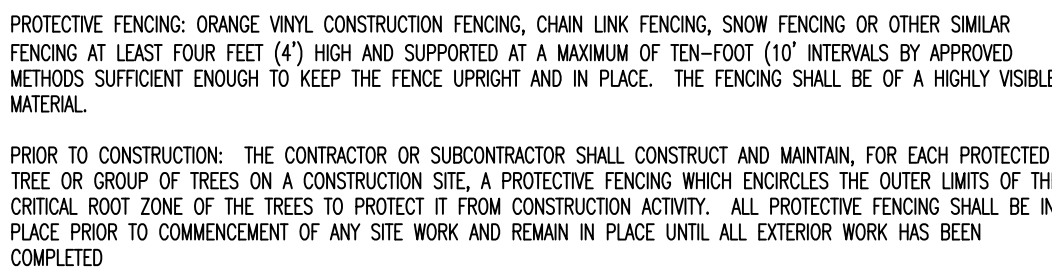
SCALE:

1" = 20'

1 of 2

GUTTER

2 of 2



- NOTE:
STAKE ALL EVERGREEN TREES UNDER 12' HIGH
- EVERY ALL EVERGREEN TREES 12' HIGH AND OVER
CUT OFF CENTRAL LEADER
- PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES
- SET STATE VERTICAL AND EVENLY SPACED
- ① 1/2" DIA. BLACK RUBBER HOSE W/ GUY CABLE (2)
#11 GUY WIRE (3 PER TREE) W/ GUY TURNBUCKLE
- ② 2" x 2" HARDWOOD SPOILS TO EXTEND 18" BELOW
TREE PIT IN UNDISTURBED SOIL
- ③ SHREKED BARK MULCH 3" DEPTH (6' DIA.). CONNECT
BELTS, WHERE POSSIBLE
- ④ FIN. GRADE SLOPED AWAY FROM TREE
- ⑤ SLIT BURLAP AND LEAVE TIED
- ⑥ PLANT MIX
- ⑦ SCARCITY TO 4" DEPTH AND RECOMPACT
- ⑧ 12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT.

- ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICH EVER COMES FIRST.

PLANT LIST		
QTY	PLANT NAME	SIZE
4	HEDGE MAPLE	2 ½" CALIFER
4	ARBORVITAE	5'-6" HEIGHT



Monthly Planning & Zoning Report

For May 2024

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. Temporary CofO granted until January 1, 2024. Extensions granted to January 17, 2024, February 16, 2024, and March 16, 2024. SLU modification approved at March 6, 2024 PC Meeting
SP23-03 / ZBA23-04 32660 Utica Road Strip Mall	Site plan to convert a coin-operated car wash into a 3-unit commercial strip mall. Variance request to reduce the front setback from 70 ft to 35 ft.	Preliminary site plans reviewed. Applicant contacted for revised site plans. Variance request for front parking setback reduction granted for October 5, 2023 ZBA. Conditionally approved by Planning Commission on November 1, 2023. Final site plans approved by Planning and Zoning. Pending engineering and building review. Demolition in process.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
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. Sheetz to return after conditional rezoning agreement is drafted. City Council to grant approval or denial of conditional rezoning TBD. Tentatively August.
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. PC tabled site plan review until ZBA action at the April 3, 2024 meeting. The variance requests granted at the May 2, 2024 ZBA meeting.
ZBA 24-01 31253 Utica Road Sunbelt Rentals	Request for front parking setback, as well as front fence setback and front setback for a storage area.	The variance request granted at the May 2, 2024 ZBA meeting.
SP 23-04 34575 Commerce Road Drivergent	Request for site plan approval to store buses outdoors.	Planning Commission tabled the request at the May 1, 2024 meeting until the applicant obtains all necessary variances and provides revisions to the site plan.

LOOKING FORWARD

- Draft Sign Ordinance underway. Full draft is anticipated for the July Planning Commission Meeting.

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)