



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

**Fraser Planning Commission Agenda
City Council Chambers
33000 Garfield, Fraser, MI 48026
Monday, July 15, 2024 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – July 15, 2024**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – June 5, 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. Sign Ordinance Presentation
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – June 2024**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment.**

Posted: July 8, 2024



CITY MANAGER

Elaine Leven

CITY CLERK

Cynthia Greenia

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

**CITY OF FRASER
PLANNING COMMISSION MEETING
June 5, 2024 @ 7:00 P.M.
33000 GARFIELD, FRASER, MI 48026**

A regular meeting of the City of Fraser Planning Commission was held Wednesday, June 5, 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, Keil, Meyer, Tuller, Warunek

Absent: None

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

3. APPROVAL OF AGENDA JUNE 5, 2024 PLANNING COMMISSION

Chair Czarnecki asked that item 6b i.SP 24-02 – 31253 & 31285 Utica Road, Sunbelt Rentals is removed for postponement until the July 15th, 2024 meeting.

Motion by Farina supported by Warunek to approve agenda as amended.

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

NAYS: None

Motion Carried

4. CHAIRPERSON'S OPENING REMARKS

Chair Czarnecki read her opening remarks into the record.

5. APPROVAL OF MINUTES – May 1, 2024

Motion by Tuller supported by Keil to approve the minutes of the May 1, 2024 meeting as submitted.

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

NAYS: None

Motion Carried

Motion by Chair Czarnecki supported by Farina to excuse members Keil and Warunek from the May 1, 2024, meeting.

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
NAYS: None

Motion Carried

6. NEW BUSINESS

a. Public Hearings

There were no public hearings on the agenda tonight.

b. Site Plans

SP 24-02 – 31253 & 31285 Utica Road, Sunbelt Rentals

Motion by Farina supported by Keil to postpone Site Plan SP 24-02 32153 & 32185 Utica Road, Sunbelt Rentals until the first meeting after they submit a revised site plan.

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
NAYS: None

Motion Carried

7. UNFINISHED BUSINESS

a. SP 24-01 – 34400 Klein Road, Foundation Solutions 360

Planner Sayre reviewed the current status of the site and site plan and their approved variances from the Zoning Board of Appeals.

Applicant for the property was present to answer any questions. Questions from the board included screening, tree planning height, and fence height.

Motion by Warunek supported by Tuller to approve SP 24-01 – 34400 Klein Road, Foundation Solutions 360 with meeting the requirements as presented and noted that a 7-ft screened chain link fence with composite inserts.

AYES: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
NAYS: None

Motion Carried

8. PUBLIC COMMUNICATIONS ON NON-AGENDA ITEMS

Nothing at this time.

9. MONTHLY REPORT MAY 2024

Planner Sayre shared current updates on the Big Boy site, Certificate of Occupancy, Sheetz proposed development status to be on City Council agenda in August. Sign ordinance has a full draft and will be back on the agenda for Planning Commission soon.

10. ZONING BOARD OF APPEALS MEMBER LIAISON REPORT

Commissioner Farina reviewed that at the ZBA heard two (2) cases at the last meeting, Sunbelt Rentals and Foundation Solutions 360. June's meeting has been canceled for lack of agenda items.

11. COMMISSIONERS' COMMENTS AND ITEMS OF INTEREST/CONCERN

Commissioner Farina welcomed the new city clerk and gave gratitude to City Clerk Greenia.

Commissioner Meyer shared her experience with the Citizen Planner's course and advised anyone who is interested to take it.

City Clerk Gitschlag thanked everyone.

12. ADJOURNMENT

Motion by Keil supported by Farina to adjourn the meeting at 7:32 p.m.

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

NAYS: None

Motion Carried

Respectfully Submitted:

August Gitschlag, Clerk
City of Fraser

Site Plan Review Summary

SP 24-02

Site Plan Dated 6/17/2024
City of Fraser, Michigan



SITE ADDRESS / LOCATION	APPROVING BODY	PUBLIC HEARING DATE
31253 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

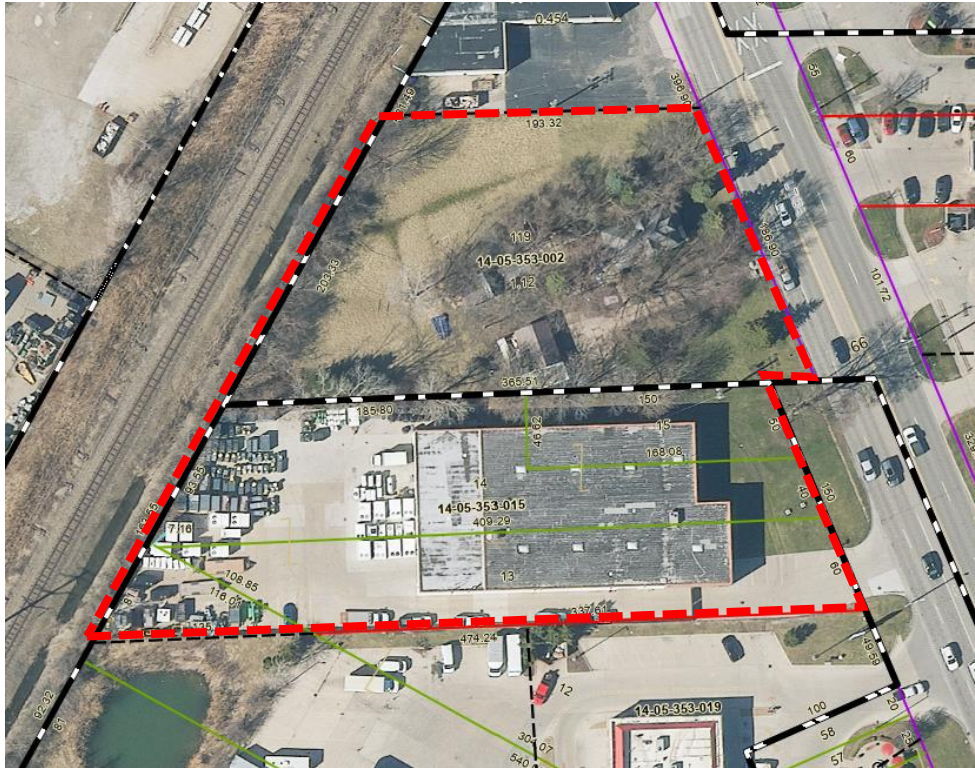
ATTACHMENTS

- ☒ 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: 8

TOTAL REQUIRED SPACES: 20 spaces required

The site plan identifies 21 parking spaces, including 1 barrier free space. 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. There is no change to the existing layout. The existing driveway is 30.67 ft, which is compliant. 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 site plan identifies two 16x50 ft loading areas at the rear of the existing building. Loading spaces are compliant with ordinance standards.

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.

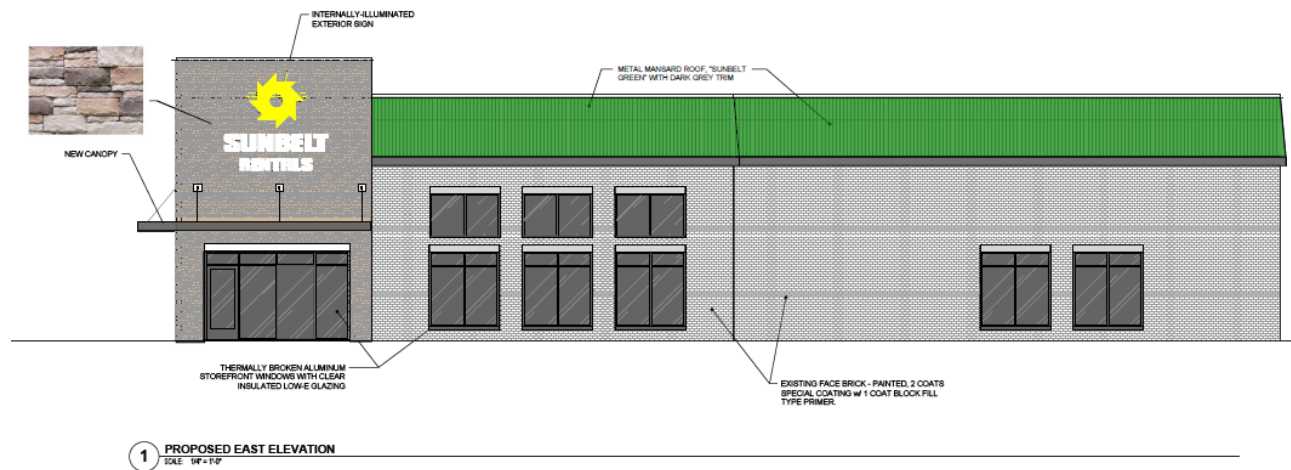
4. Screening (32-82)

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, dark, sight-obscuring fence surrounding the northern property. Planning Commission must decided the proposed screening is acceptable.

Building Regulations (Sec. 32-141)

Sec. 32-141 specifies that exterior facing materials may be composed of aesthetically pleasing brick or stone building materials. Applicant proposes new aluminum storefront windows with clear glazing on the east and north sides of the building. The existing brick will remain around most of the building, and a brick façade will be added to the front entrance area. Additionally, the applicant proposes a green mansard roof and a canopy above the door.



5. Signs (Section 32-85)

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

6. 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.

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.

Public Safety indicated that the new proposed location of the FDC satisfies their concerns. They have no further concerns with the site plan dated 6/17/2024.

RECOMMENDATION

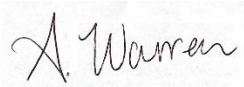
The proposed plans for new customer parking, outdoor storage, and fencing at 31253 Utica Road are generally in compliance with Ordinance requirements. At this time, since the applicant has several outstanding items, we recommend the applicant revise their site plan. If the Planning Commission is inclined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

- *Planning Commission must approve the proposed screening method for the outdoor storage.*
- *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 \$ _____
---	---

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.): _____			

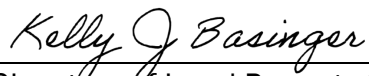
Planning Commission meeting (second Wednesday of the month at 8:00pm.) The site plan shall include all information required by the City of Fraser Zoning Ordinance. All plans must be folded when submitted. The applicant or representative must be present at the Planning Commission meeting. The site plan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

June 26, 2024

City of Fraser
Planning and Zoning
33000 Garfield Road
Fraser, MI 48026
Attn: Lauren Sayre

RE: Sunbelt Rentals – Store #1174

Dear Ms. Sayre,

We are in receipt of your plan review comment letter dated 05/17/2024 for the above-reference project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses, along with revised drawings identified as Revision #1, dated 06/21/2024, at your earliest opportunity so Sunbelt may obtain the permits necessary to begin construction.

Site Plan Review Summary – SP 24-02

- 1) Parking Summary on Site Plan to be revised.
Response: Parking summary revised to include largest number of employees per shift. See Sheet C1.0.
- 2) Add dimension for existing driveway width.
Response: Dimension added to existing driveway. See Sheet C1.0.
- 3) Location(s) for existing loading/unloading space(s) to be added.
Response: Locations for existing loading/unloaded spaces have been added. See Sheet C1.0.
- 4) The metal siding at the top of the structure of the proposed EIFS material is not permitted.
Response: Proposed elevations have been revised to include a metal mansard roof, “Sunbelt Green” with grey trim. Sunbelt elevations have been revised to match the nature and character of the neighboring buildings in the IC District. Attached to this comment response letter is an attachment of pictures of neighboring buildings in the IC district.

Site Plan Review

Utilities

- 1) The site is served by existing water and sanitary. A utility plan was not included in the site plan package. Existing water and sanitary service to the existing residential lot will need to be properly abandoned.
Response: Noted. Utility plan will be provided once full Civil Plans have been designed and submitted to the City for Engineering review/approval.
- 2) The proposed modifications to the site will be increasing the volume and rate of stormwater runoff, so additional on-site detention will be required. A detention pond is shown on the site plan. Sizing will be verified during engineering review.
Response: Noted.

- 3) Storm utilities are not shown on the site plan. Planned utilization of any existing storm sewer will require inspection prior to re-use.
Response: Noted.
- 4) Several possible storm sewer outlets exist in Utica Road, including those under the jurisdiction of Macomb County Department of Roads and Macomb County Public Works Office. Each agency may have unique permitting requirements.
Response: Noted.
- 5) Total disturbed area is greater than 1 acre, so water quality treatment measures will be required.
Response: Noted.

General

- 1) Prior to issuance of the Building Permit, the petitioner will be required to submit detailed engineering plans for review. The applicable City of Fraser Standard Details shall be included in final engineering plans. Digital copies are available from our office.
Response: Noted.
- 2) The City should request that the petitioner dedicate public right-of-way along Utica Road to the ultimate planned right-of-way width of 60'.
Response: Noted.
- 3) The most northerly proposed parking space shown is anticipated to have issues with maneuverability due to the adjacent fence.
Response: Most northerly proposed parking has been revised to no longer interfere with proposed fence. Proposed drive aisle no longer connects to fence. See Site Plan, Sheet C1.0.
- 4) Sidewalk will need to be provided along the entire Utica Road frontage. Sidewalk will need to be at least 5' wide.
Response: Sidewalk added. See Site Plan, Sheet C1.0.
- 5) An accessible route will need to be provided/indicated from the public sidewalk to the building entrance.
Response: Route has been added. See Site Plan, Sheet C1.0.
- 6) Proper signing noting turn restrictions will be required for the "Egress Only" driveway at the north end of the site. Signing to be in conformance with the requirements of the Macomb County Department of Roads.
Response: Noted.
- 7) Directing site drainage to the Railroad ROW will require approval from the railroad.
Response: Noted.
- 8) Any work in the Utica Road Right of Way will require a permit from the Macomb County Department of Roads.
Response: Noted.
- 9) A Soil Erosion and Sediment Control permit will be required from Macomb County Public Works Office.
Response: Noted.

10) A permit may be required from the Macomb County Public Works Office for work related to a county drain.

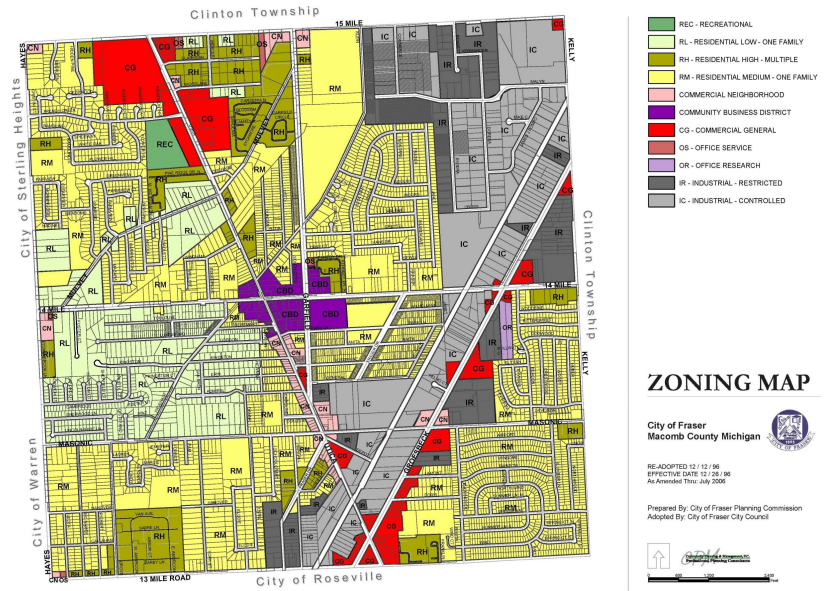
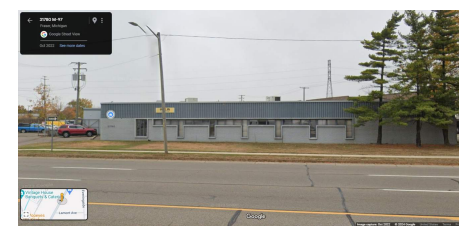
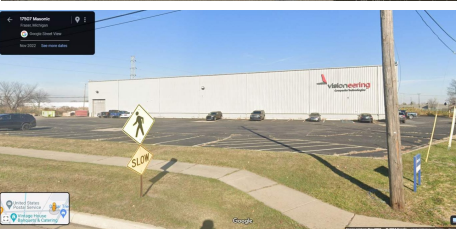
Response: Noted.

We greatly appreciate your partnership through your prompt review of these responses and for working with us and Sunbelt to make the Permit(s) available as soon as possible, so construction may begin on this project.

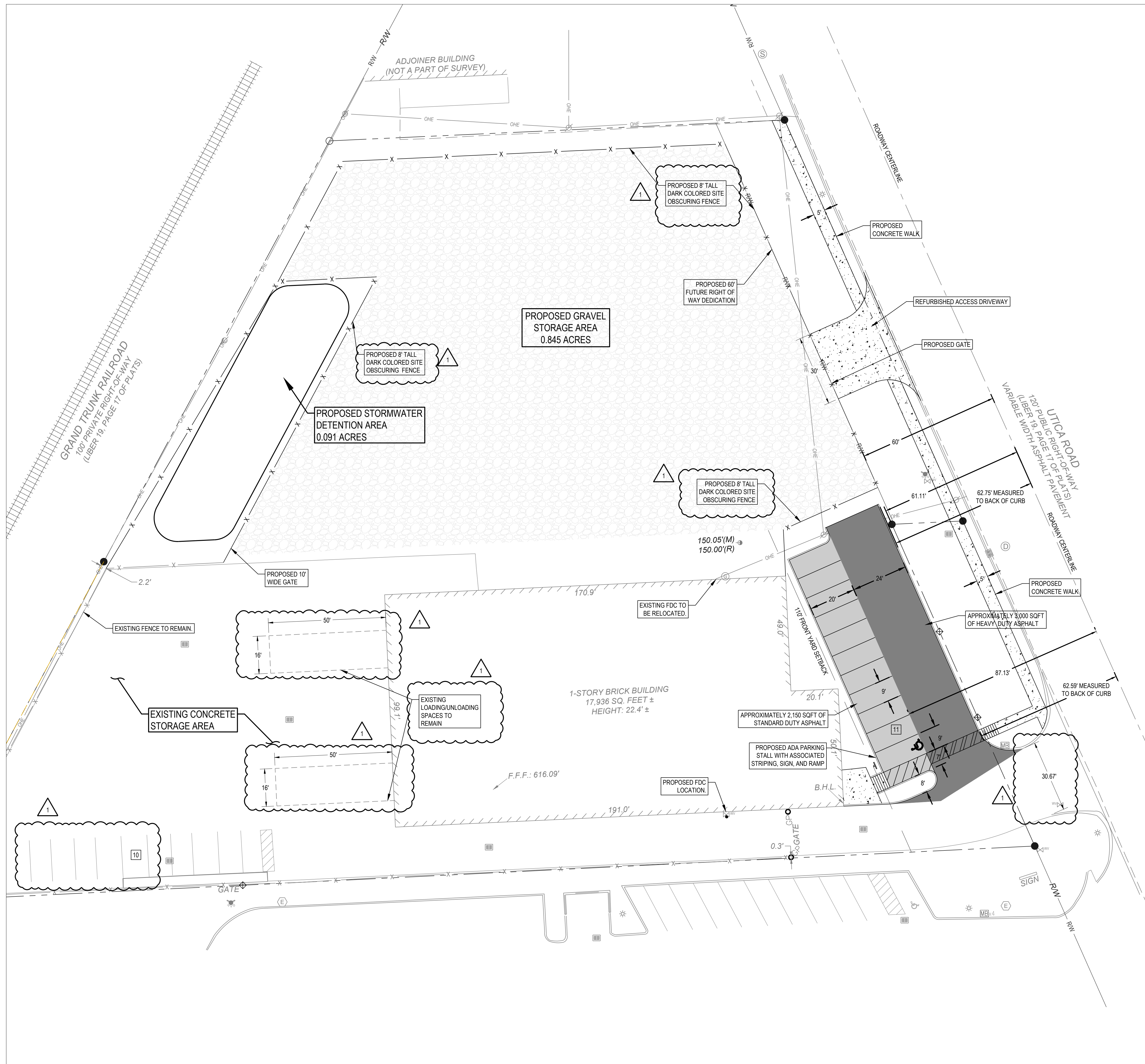
Should you have any further questions, please do not hesitate to contact me.

Respectfully,

Matt Yanda
Project Manager
Matt.yanda@cesoinc.com
(330) 819-1670



W:\PROJECTS\SUNBELT RENTALS\763113-01_Sunbelt 1174_Fraser MI\03-CIVIL\PLAN_CONCEPT\763113_01_SITE.dwg - 6/17/2024 - Elliot Alexander



SITE LEGEND

PROPOSED

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

TOTAL DISTURBED AREA = ±1.26 ACRES

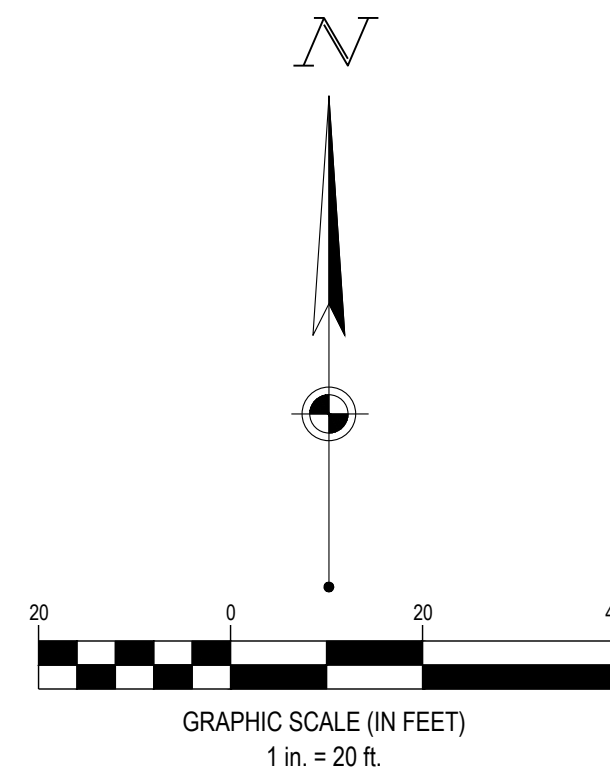
PARKING SUMMARY

REQUIRED	20	ONE (1) SPACE, PER ONE THOUSAND FIVE HUNDRED (1500) SQUARE FEET OF GROSS FLOOR AREA + NUMBER OF EMPLOYEES ON LARGEST SHIFT. (17,936 SF / 1500) + 8 EMPLOYEES
PROVIDED	21	

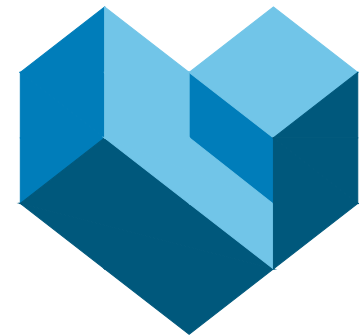
VARIANCE SUMMARY

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

NOTE:
DETAILS/SPECIFICATIONS FOR PROPOSED FENCE TO BE APPROVED BY CITY OF FRASER PRIOR TO CONSTRUCTION.

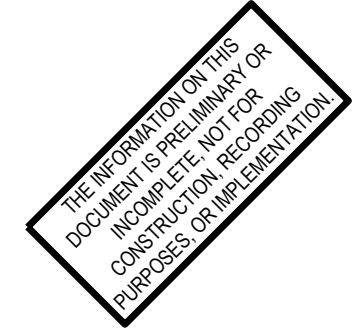


SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION 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
1	CITY COMMENTS	06/17/2024

© 2024 CESO, INC.

Project Number:	763113
Scale:	1"=20'
Drawn By:	BPR
Checked By:	MY
Date:	06/17/2024
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. 26099C0396, 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°09'51"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: 2023103002161

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:

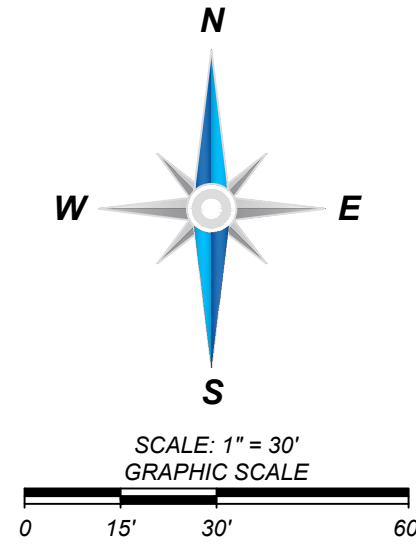
PART OF LOT 119, ASSESSOR'S PLAT NO. 7 OF LOTS 1 & 2 AND PARTS OF 3, 9, 10, 11 & 12 OF THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 5 IN TOWN 1 NORTH, RANGE 13 EAST, AS RECORDED IN LIBER 14 OF PLATS, PAGE 31, MACOMB COUNTY RECORDS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 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

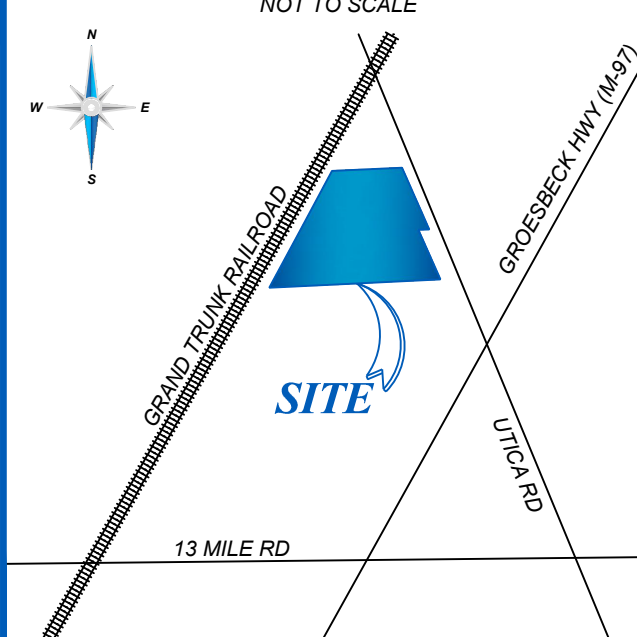
31253 UTICA ROAD,
FRASER, MICHIGAN 48026
MACOMB COUNTY



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
- CENTERLINE OF ROAD
- FENCE LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- 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.

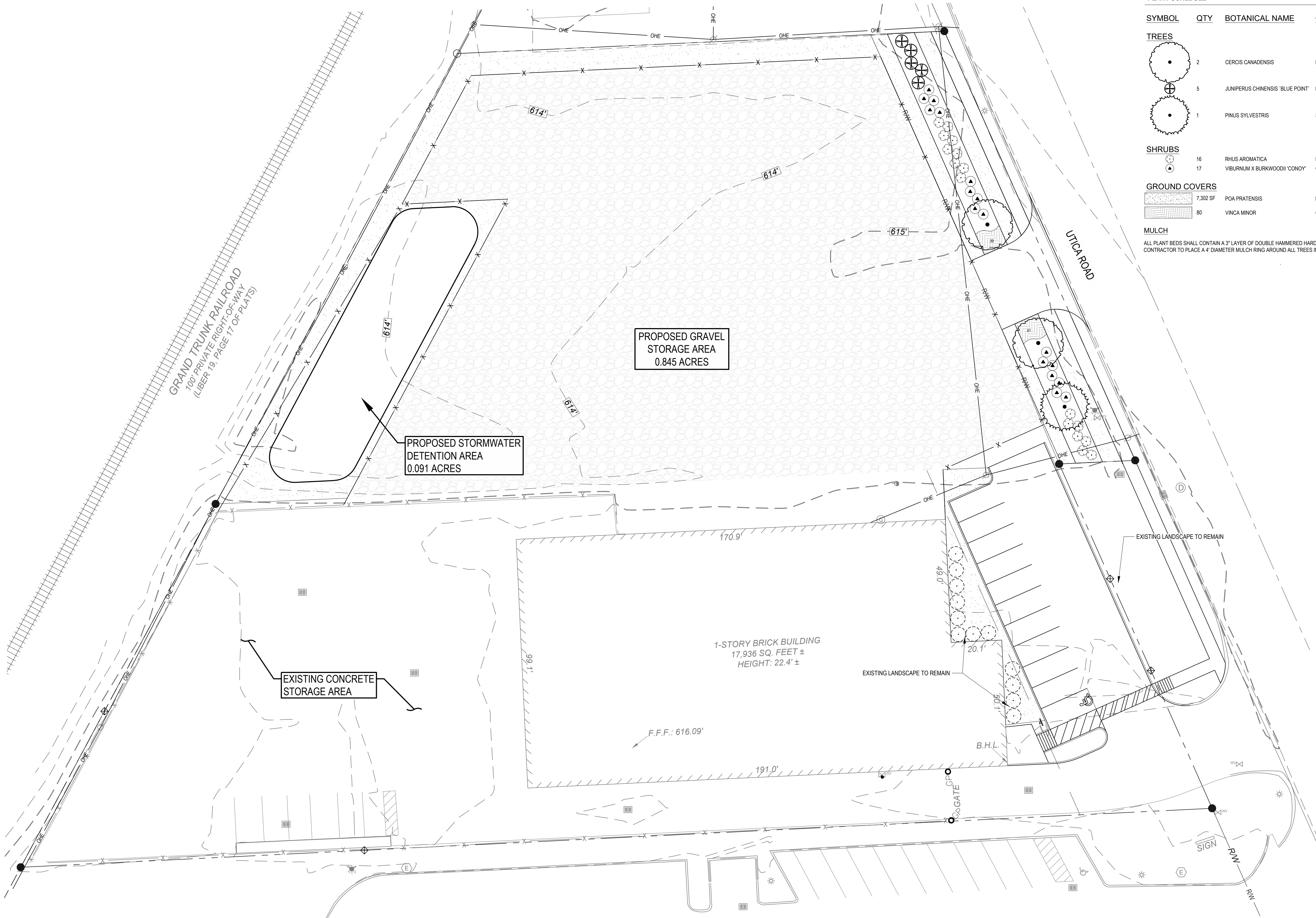
Surveying
Engineering
Mapping

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.

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

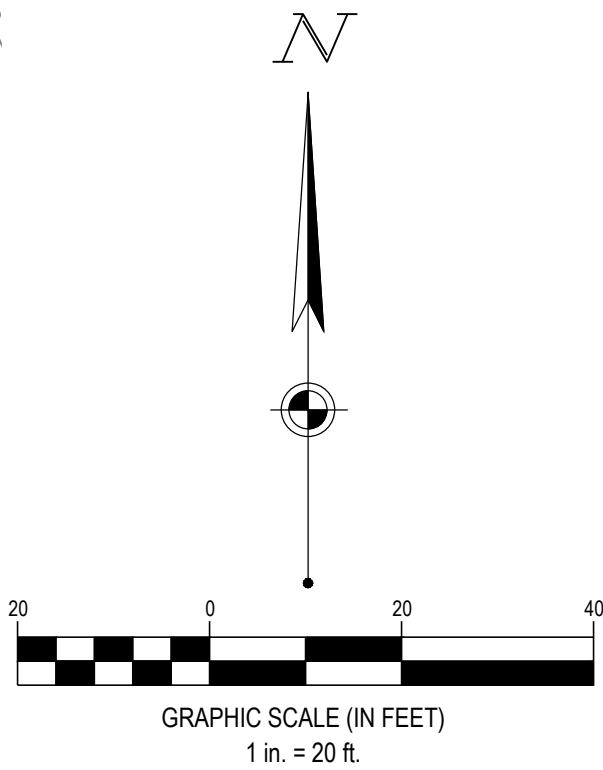
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES						
	2	CERCIS CANADENSIS	EASTERN REDBUD	2" GAL	8-10' HT	AS SHOWN
	5	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	---	5' HT	AS SHOWN
	1	PINUS SYLVESTRIS	SCOTS PINE	---	5' HT	AS SHOWN
SHRUBS						
	16	RHUS AROMATICA	FRAGRANT 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

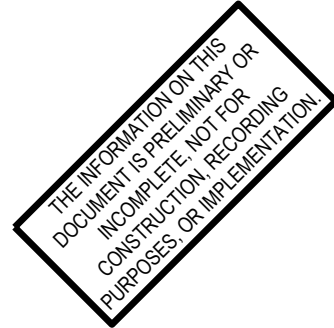


SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION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



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Maitland, FL 32751
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



Name, Registration, Expiration

 **SUNBELT
RENTALS**
**REMODEL CLIMATE CONTROL
SERVICES BUILDING**
31253 Utica Road
Fraser, MI 48026

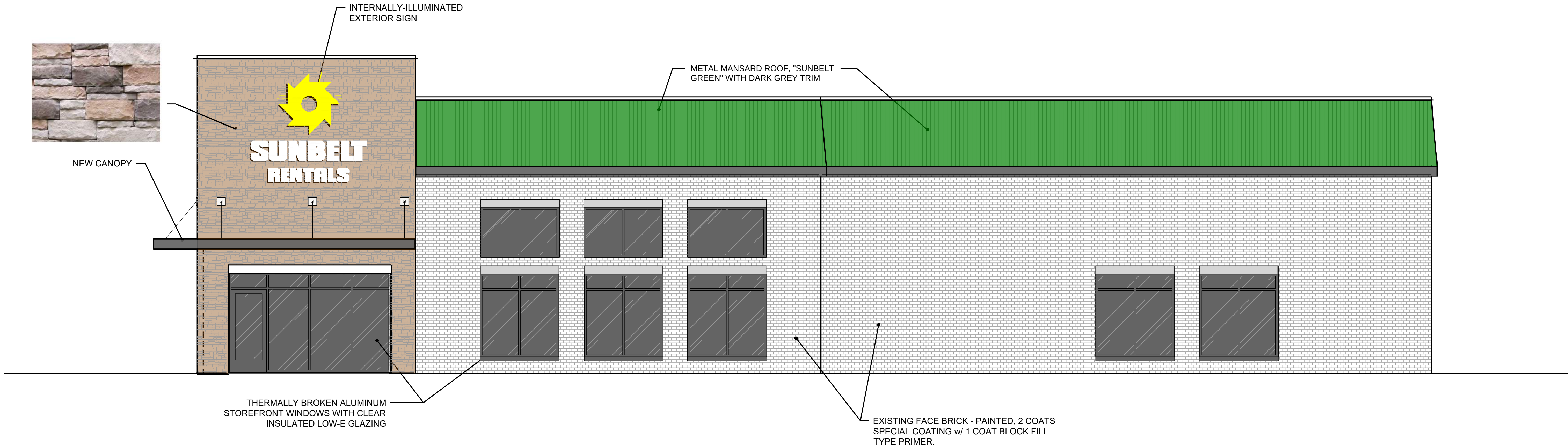
Revisions / Submissions		
ID	Description	Date

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

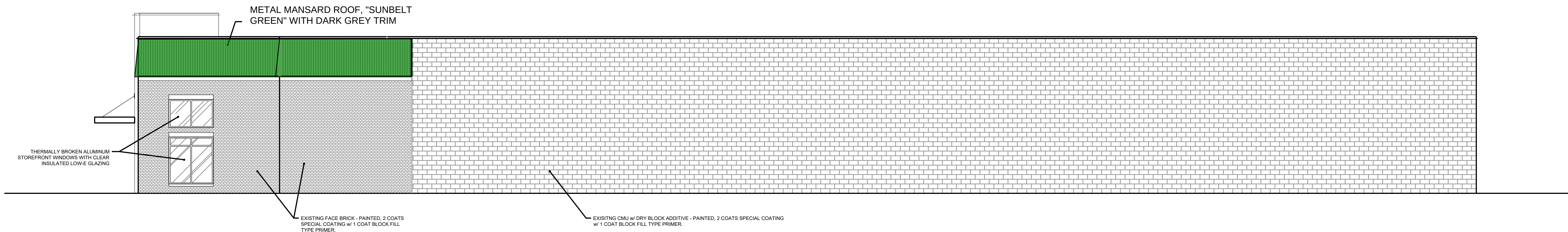
Drawing Title:

ELEVATIONS

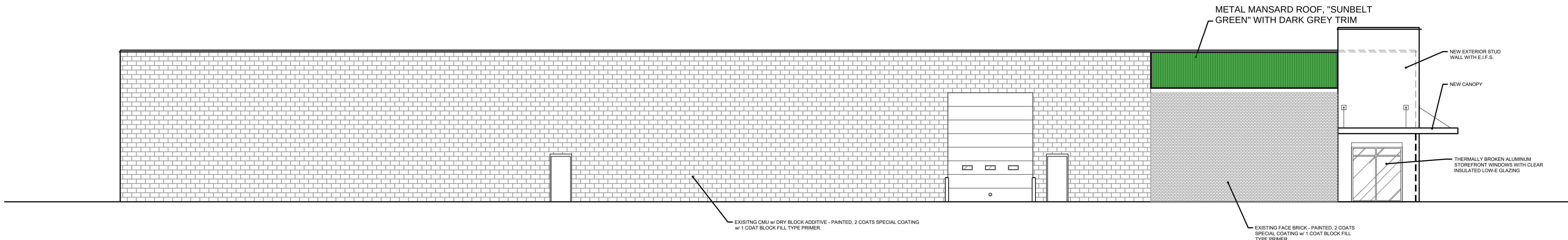
A2.0



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Memorandum

TO: Fraser Planning Commission
FROM: Lauren Sayre, AICP
Don DeNault
SUBJECT: Fraser Sign Ordinance – Full Conceptual Draft
DATE: July 8, 2024

We appreciate the Planning Commission's hard work and patience throughout this ongoing rewrite project and are excited to present the complete conceptual draft of the Sign Ordinance for their review. This draft has been created using the feedback solicited during Planning Commission discussions, as well as reviewed and edited by both the City Planner and City Attorney; however, it is still pending final review for any consistency or syntax concerns. The concepts have been solidified, and we are excited to discuss this draft with the Commission.

We understand that this draft is a lot of content to digest, so at the July 15 meeting, we will present a high-level overview of the draft, and we will accept comments and edits at the August 17 meeting. If anyone has any questions or concerns during the July meeting, we can also discuss, but we would like Planning Commission to have a couple weeks to review the draft.

Below is a tentative schedule, which may vary depending on the concerns (or hopefully lack thereof) the Planning Commission may have.

- July 8 – Full conceptual draft provided to PC
- July 15 – Full conceptual draft presented, discussion to follow
- August 7 – Comment discussion and deadline, potential recommendation for City Council adoption
- September – Return to PC with edits, or bring before City Council for adoption



Sec. 32- 85: Sign Ordinance

July 8, 2024 – Full Conceptual Draft

A. INTENT AND PURPOSE

This chapter sets forth guidelines and criteria governing the erection, placement, maintenance, and removal of all signs, excluding those specifically exempted. Its purpose is to protect the public health, safety, and welfare, as well as to preserve a visually appealing environment, all while meeting the identification and communication requirements of sign users. To fulfill this purpose, the following objectives shall guide this chapter and any subsequent revisions, additions, or modifications:

1. **Generally.** Ensure that signs are located, designed, constructed, installed, and maintained in a way that protects health, safety, property, and the public welfare.
2. **Public safety.** Protect public safety by prohibiting signs that;
 - a) Are structurally unsafe or poorly maintained;
 - b) Cause unsafe traffic conditions because they unreasonably distract motorists, have similarities to official traffic signs or hinder vision; and
 - c) Impede safe movement of pedestrians or safe ingress and egress from buildings or sites.
3. **Protect aesthetic quality of districts and neighborhoods.** Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views. Prevent proliferation of signs in residential areas and eliminate abandoned signs and sign structures on unused properties. Also, avoid glare, light trespass, and skyglow through selection of proper fixture type(s) and location, lighting technology, and control of light levels.
4. **Free speech.** The important governmental interests contained herein are not intended to target the content of messages to be displayed on signs, but instead seek to achieve non-speech objectives. In no respect do the regulations of signage prohibit a property owner or occupant from an effective means of conveying the desired message. Nothing in this Ordinance is intended to prohibit the right to convey and receive messages, particularly noncommercial messages such as religious, political, economic, social, philosophical or other types of speech protected by the First Amendment of the United States Constitution.
5. **Business identification.** Allow for adequate signage for business identification and other commercial speech, noncommercial speech, and dissemination of public information, including but not limited to, public safety information and notification as may be required by law.
6. **Foster economic development.** Ensure that signs are located in a manner that does not cause visual clutter, blight, and distraction, but rather promotes identification and communication necessary for sustaining and expanding economic development in the city.



7. **Discontinue nonconforming signs.** This chapter aims for the removal or replacement of all noncompliant signs in the city as alterations are made to sites and signs throughout the area.

B. DEFINITIONS

1. **Air-Blown Sign.** A balloon or other air-borne flotation device, (“wind dancers”), which is tethered to the ground or to a building or other structure.
2. **Awning Sign.** A sign painted or attached to the surface of a retractable or fixed shelter constructed of materials on a supporting framework that projects from the exterior wall of a building.



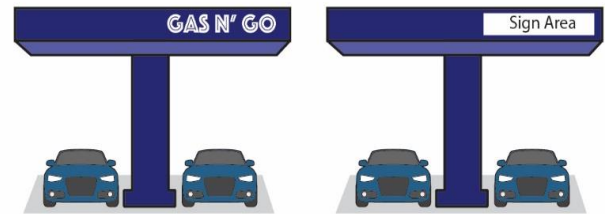
3. **Banner Sign.** A temporary sign typically on paper, cloth, fabric or other flexible or combustible material of any kind that is attached flat against a permanent sign face or strung between two poles or structures.



4. **Bench Sign.** A bench, or chair or an attachment to a building which provides a bench, chair or seating device which also has painted, or in any other way attached to it, a sign.

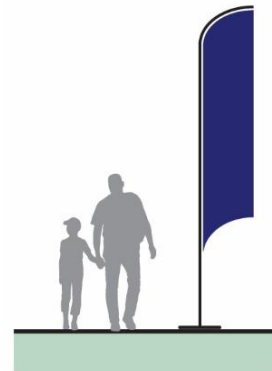


5. **Canopy Sign.** A sign painted or attached to the surface of a structure that is supported by columns or posts affixed to the ground and provides protection from the elements.



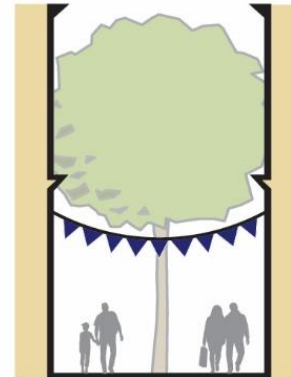
6. **Changeable Copy Sign.** A changeable copy sign is a sign that permits alteration of letters, characters, or illustrations without altering the sign's surface or face. This can be achieved by rearranging or adding new letters or messages without the need to remove and replace the sign's face.
7. **Directional Sign.** A sign, the sole purpose of which is to facilitate the flow of traffic within a site.
8. **Directory Sign.** A ground or building sign that lists tenants or occupants of a building or project, with unit numbers, arrows or other directional information.
9. **Electronic Message Board Sign.** An electrically activated changeable-copy sign whose variable message and/or graphic presentation capability can be electronically programmed.

10. **Feather Sign.** A form of temporary sign composed of durable lightweight fabric with a sturdy frame enclosing only a portion of the material's edge so that it can remain upright and still be flexible in the breeze, generally shaped to be tall and narrow when affixed into the ground or other bottom support.

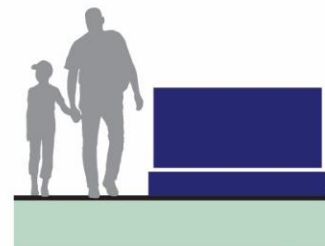




11. **Festoon Sign.** A sign where incandescent light bulbs, banners or pennants, or other such features are hung or strung overhead and are not an integral physical part of the building or structure they are intended to serve.



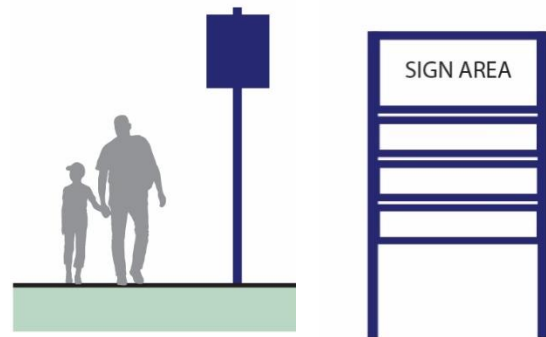
12. **Flag.** Any sign printed, sewn, painted, or affixed on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only 1 edge or supported or anchored at only 2 corners.
13. **Ground Sign.** A sign supported by structures or supports that are placed on, or anchored in, the ground; and that is independent and detached from any building or other structure. See pole or pylon signs and monument signs.
14. **Identification and Nameplate Sign.** A wall sign identifying the occupant, business name and/or address of a building or parcel of land.
15. **Menu Boards.** A sign providing items and prices associated with on-site products or services.
16. **Monument Sign.** A base-mounted ground sign. A Monument Sign includes a solid supporting base with a width equal to or greater than the width of the sign face.



17. **Moving Sign.** A sign that has any visible moving part either constantly or at intervals; flashing, scintillating, intermittent, or oscillating lights; visible mechanical movement of any description; or other apparent visible movement achieved by any means that move, change, flash, oscillate or visibly alters in appearance. This definition does not include Changeable-Copy Signs and Electronic Message Board Signs that comply with this Article.
18. **Off-Premises Sign.** A sign that pertains to a business, person, organization, activity, event, place, service or product not principally located or primarily manufactured or sold on the premises on which the sign is located.



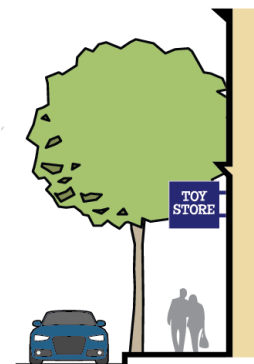
19. **Pole or Pylon Sign.** A ground sign which is supported by 1 or more poles.



20. **Portable Sign.** A sign without a permanent foundation and not permanently attached to a fixed location which can be carried, towed, hauled, or driven and is primarily designed or installed to be mobile rather than be limited to a fixed location regardless of modifications that limit its mobility, such as, but not limited to, vehicles, trailers, "A" frame, "T"-shaped, or inverted "T"-shaped sign structures.



21. **Projecting Sign.** A sign which is affixed to any building or part thereof, or structure which extends beyond the building wall, or parts thereof, or structure by more than 12 inches.

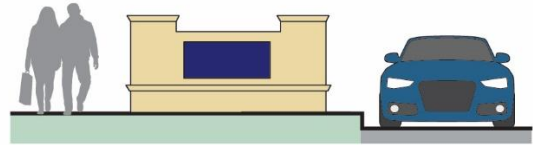


22. **Public Sign.** A sign required by law or governmental regulations, including but not limited to legal notices and traffic controls or similar regulatory devices.
23. **Real Estate Development Sign.** A temporary sign placed on premises of a subdivision or other real estate development to provide information regarding the project during the project's development.



24. **Real Estate Sign.** A temporary sign placed upon a property advertising that particular property for sale, or for rent, or for lease.

25. **Residential Identification Sign.** A permanent sign installed to exhibit the name of the residential development within which it is installed.



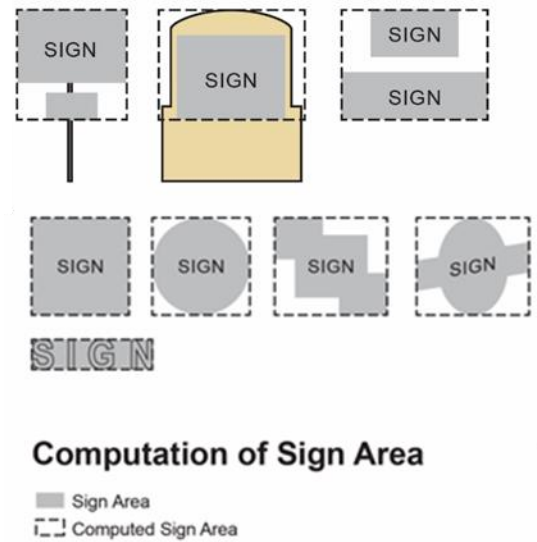
26. **Roof Sign.** A sign that is erected, constructed, and maintained upon, against, or above the roof or parapet of a building or any portion thereof. A sign mounted upon a mansard fascia that does not project above the highest point of the roof or parapet is considered a Wall Sign.



27. **Sign.** Any display or object which is primarily used to identify or display information or direct or attract attention by any means which is visible from outside of the parcel in which it is situated. The definition does not include goods displayed in a window.



28. **Sign Area.** The entire area within a circle, triangle, rectangle, oval, or other geometric shape enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any frame or other material or element forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed. Where a sign has two faces, the area of both faces shall be included in determining the area of the sign, except that where two such faces are placed back-to-back and less than 24 inches apart, the area of the sign shall equal the area of one face.



29. **Sign Construction.** Shall mean to build, construct, attach, hang, place, suspend, or affix, and shall also include the painting of wall signs.
30. **Sign Face.** The portion of the sign used for display of sign copy, including all background area, pictures, and any other advertising devices shown in or on the sign. Sign frame and supports are excluded from this definition.
31. **Sign Height.** Sign height. The height of the sign is measured from the ground to the highest point of the sign from the ground.
32. **Temporary Signs.** A type of sign that shall only be displayed for a limited duration of time and is not intended to be permanent.



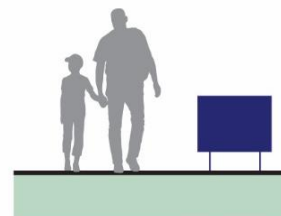
33. **Wall Sign.** A sign attached to and placed flat against the exterior wall or surface of any building, no portion of which projects more than twelve (12) inches from the wall.



34. **Window Sign.** Any sign that is applied, painted, or affixed to a window, or placed inside a window, facing the outside of the building.



35. **Yard Signs.** A small sign inserted into the ground that is temporary and disposable in nature.





C. PERMITS

1. **Permit Required.** It is unlawful for any person to erect, alter, or structurally change a sign (unless the sign is specifically exempt), without first obtaining a permit from the city. Any sign that makes use of electricity must, in addition to a sign permit, have an electrical permit.
2. **Signs Exempt from Permits.** The following signs are allowed in all zoning districts and do not require a permit:
 - a) Directional signs, no larger than 4-square feet in area.
 - b) Flags, subject to the following:
 - i. Flags and flagpoles cannot be located within any right-of-way.
 - ii. Flag poles may not exceed the maximum building height in the district in which they are located.
 - iii. No more than 1 flag and 1 flag pole is permitted per parcel in a residential district, and no more than 3 flags and 3 flag poles are permitted per parcel in all other districts.
 - iv. The maximum total flag area for residential districts is 45 square feet.
 - v. The maximum total flag area for non-residential districts is 75 square feet.
 - vi. 1 official United States flag and 1 official flag of the State of Michigan are permitted and do not count towards the maximum number of flags allowed, but are included in the maximum flag area.
 - c) Historic markers under the authority/designated authority of the local, state, or federal organization.
 - d) Identification and name plate signs, no larger than 2-square feet in area.
 - e) Menu signs affixed to the wall of the correlating restaurant.
 - f) Numerals that identify the address of the property in accordance with applicable laws, codes, and regulations, so that public safety responders can easily identify the address from the public street.
 - i. Unless an alternative requirement is adopted in the city Code or as part of a technical code adopted by the city, address numbers for all commercial buildings shall be displayed on the facade of the building adjacent to a public entrance to the building and each tenant space with its own address, and on a freestanding sign at the front of the site. For multiple tenant buildings, the freestanding sign shall include the address range of all addresses contained within the building. Further, numerals shall also be displayed at the rear entrance of the building/tenant space if there is access to a hard-surfaced area upon which vehicular traffic may maneuver. All address numbers shall be at least 4 inches in height. The color of the required numbers shall starkly contrast the background to which they are affixed. Because the required numbers are for emergency responders, they shall be excluded from any calculations of the property's total permitted signage.
 - g) Public signs, including those used to identify public facilities, government buildings, parks, and temporary government signs used for decoration or for seasonal events or holidays. This includes highway and street signs, and signs authorized by a road agency in conjunction with infrastructure improvements.



- h) Signs installed by MISS DIG, utility companies, lawn treatment companies, “No Trespassing,” and similar signs intended to warn of a danger or alert the reader to a potentially dangerous condition or the existence of utility pipes or lines on the property.
- i) Signs required by law.
- j) Temporary Signs (Sec. 32-85.D).
- k) Traffic control devices on public property, installed and maintained to comply with the Michigan Manual on Uniform Traffic Control Devices and, if not covered, with the Manual on Uniform Traffic Control Devices adopted by the Federal Highway Administration. Traffic control devices on private property may be installed and maintained to comply in a similar manner as the Michigan Manual on Uniform Traffic Control Devices and or as approved by the city of Fraser Public Safety Department.
- l) Window signs.

3. Review Process.

- a) Applications for a sign permit shall be submitted to the Building Department on a form approved by the city and must include the following:
 - 1) The name, address, email, and telephone number of the applicant.
 - 2) Letter of approval, which outlines the consent of the property owner, if different from the applicant.
 - 3) The location of the building, structure, or lot to which or upon which the sign is attached to or erected on.
 - 4) Photographs showing the location of the proposed sign.
 - 5) Two sets of plans and specifications indicating the method of construction and attachment to the building or in the ground.
 - 6) A copy of the stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction in the amount required by the current Michigan Building Code. A registered engineer must approve the structural design.
 - 7) The name of the person or company erecting the structure.
 - 8) An elevation of the proposed sign with dimensions, materials, colors, and wording.
 - 9) Any other information deemed necessary by the city to ensure compliance.
- b) The city Planner reviews all final sign applications and determines if the proposed request meets all the requirements.
- c) Prior to the issuance of a sign permit, a fee must be paid, as established by the city’s fee schedule.
- d) Signs for which a permit has been issued shall be inspected by the Building Official, or their designee, once erected. Approval is granted only if the sign is constructed in compliance with the approved plans and all applicable Zoning and Building Code standards. Periodically, the city Planner, Building Official, or code enforcement official may inspect signs for the purpose of ascertaining whether the sign needs repair or removal.
- e) All rights and privileges acquired by any person under the provisions of this Section may be revoked upon violation of any of the conditions herein. If the work authorized under a permit has not been started within 6- months after the date of issuance, the permit is null and void.



D. TEMPORARY SIGNS

1. **Generally.** Temporary signs shall be maintained free of rust, corrosion, peeling, breakage, graffiti, obfuscation, and all other damage or defacement. Temporary signs shall not be installed in such a manner that it interferes with, or might reasonably be expected to interfere with, vehicular or pedestrian traffic.
2. **Placement.**
 - a. Temporary signs shall only be located on property with the approval of the person or entity with authority to approve it.
 - b. A property owner may revoke, in writing, any sign for the owner's property at any time. Revocation shall be effective immediately upon verification by the city of the veracity of the written revocation. The city may immediately remove any signs for which revocation has become effective under this subsection.
 - c. No temporary signs are permitted until unused space on any building or monument sign is filled. If a temporary sign is placed and thereafter 16 or more square feet of unused space on the existing monument sign becomes available, the temporary sign shall be removed within 60 days.
 - d. All temporary signs shall be subject to removal by the city if the signs are placed within any right-of-way or have become dilapidated, damaged, dangerous, faded, or an attractive nuisance.
 1. Signs removed by the city shall be held for ten days before disposal and may be retrieved during that time by the owner or individual responsible for the sign upon payment of any administrative processing fee established by the city's fee schedule.
 2. The owner or individual responsible for the sign may appeal the city's determination regarding the improper condition of the sign to the Building Official. In such instance, the city shall retain the sign until the appeal is concluded, but need not retain the sign for any future appeal efforts if the appeal is denied by the Building Official. If the Building Official grants the appeal and deems the sign to be satisfactory, the administrative processing fee shall be waived and the sign shall be returned to the applicant within 1 business day and may not be removed by the city again for a minimum of 14 days or for such other period of time deemed appropriate by the Building Official.
3. **Construction.**
 - a. For real estate and real estate development signs, all ground-mounted support posts shall be constructed of four-inch by four-inch pressure-treated posts with decorative post caps. All support posts and decorative post caps, and other supporting framework, shall be painted a uniform color.
 - b. All temporary signs shall be stabilized so as not to pose a danger to public safety.



4. Schedule of Regulations for Temporary Signs.

Sign Type	Standards per Parcel
Air-Blown Sign, Banner, Feather Sign	Only allowed in conjunction with an approved temporary use.
Yard Sign (One Family Residential)	Maximum Area: 12 square feet total. Maximum Height: 5 feet. Minimum Setback: 5 ft side yard setback. 1 ft front yard setback from right-of-way. Duration: Must be removed within 14 days of fulfilling intended purpose.
Yard Sign (Not One Family Residential)	Maximum Area: 36 square feet total. Maximum Height: 5 feet. Minimum Setback: 5 ft side yard setback. 1 ft front yard setback from right-of-way. Duration: Must be removed within 14 days of fulfilling intended purpose.
Real Estate Sign (One Family Residential)	Maximum Area: 6 square feet per sign, 9 square feet total. Maximum Height: 5 feet. Minimum Setback: 5 ft side yard setback. 1 ft front yard setback from right-of-way. Duration: Must be removed within 14 days of fulfilling intended purpose.
Real Estate Sign (Not One Family Residential)	Maximum Area: 16 square feet per sign, 40 square feet total. Maximum Height: 5 feet. Minimum Setback: 5 ft side yard setback. 1 ft front yard setback from right-of-way. Duration: Must be removed within 14 days of fulfilling intended purpose.
Real Estate Development Sign	Maximum Area: 16 square feet per sign, 40 square feet total. Maximum Height: 5 feet. Minimum Setback: 5 ft side yard setback. 1 ft front yard setback from right-of-way.



	Duration: Must be removed within 14 days of fulfilling intended purpose.
Portable Sign (excluding vehicle signs, which are not permitted)	Maximum Height: 5 feet Minimum Setback: 5 ft side yard setback. Cannot be located in right-of-way. Storage: Temporary portable commercial signs can be placed outside only during the hours when the associated business is open to the public and must be stored indoors at all other times. Placement: Temporary portable commercial signs may not be placed in any required sidewalk required for ADA compliance.
Window Sign	Maximum Area: 25% of the window area.

E. PROHIBITED SIGNS

1. Signs that violate any federal, state, or local law, code, or regulation.
2. Air-Blown Signs, unless part of an approved temporary use.
3. Benner Signs, unless part of an approved temporary use.
4. Bench Signs.
5. Festoon Signs, unless part of an approved temporary use.
6. Pole and Pylon Signs.
7. Roof Signs.
8. **Off-Premises Signs.** Off-premises signs are not permitted in the city of Fraser, except as may be permitted by any governmental entity not subject to city regulation or control, in which instances all city regulations not otherwise preempted shall still apply, and if not preempted such billboards shall not exceed 25 feet in height or 150 square feet in area and shall be subject to the city's sign permitting process.
9. **Vehicle Signs.** Except as specifically permitted elsewhere in this ordinance, no vehicle, or any type of trailer, which has attached thereto, or painted or placed thereon, any sign or advertising device (including electronic message boards) displaying the name of any business, product or service shall be parked on private property, in any commercial or industrial district, between the structure(s) located thereon and any property line abutting any adjacent street, nor shall any such vehicles be parked on a public right-of-way, or on public property so as to be visible from a public right-of-way.
 - a. Vehicles engaged in attended loading or unloading activities shall be exempt from this provision.



- b. Operable vehicles that are properly licensed and plated and which are adorned or embedded with permanent graphics, information, and/or messages that are visible to passersby shall only be parked on a property owned or operated by the vehicle owner or pertaining to an activity underway on the property where it is parked and shall be kept in a lawful vehicular parking or storage location a minimum of 30 feet from any public right-of-way.
- 10. Signs whose construction, design, location, or other physical characteristics are determined by any code official or law enforcement official to create a safety hazard or to be detrimental to the general welfare, including but not limited to:
 - a. Signs of a size, location, movement, coloring, or manner of illumination which may be confused with or construed as, or which may conflict with, a traffic control device, or which hide from view any traffic or street sign or signal.
 - b. Signs consisting of moored balloons or other type of tethered floating signs unless approved by the city Planner in conjunction with an approved temporary use and if tethered to the ground. Floating signs cannot be tethered to the roof.
 - c. Banners, pennants, LED lights, spinners, or other similarly moving devices or signs which may move or swing as a result of wind pressure or other power source, unless approved by the city Planner in conjunction with approval of a temporary use for a special event of limited duration, permitted as holiday decorations for a period of 180 days or less in a given calendar year, or otherwise permitted elsewhere in this section.
 - d. Flashing, oscillating or intermittent type of illuminated signs or displays and electronic signs with any of these or the following characteristics are hereby prohibited.
 - e. Signs that consist of or include a searchlight, beacon, strobe light, or similar form of illumination.

F. GENERAL REQUIREMENTS

1. **Generally.** Signs must comply with all ordinances and regulations of the city, including zoning, regulatory, and building codes.
2. **Support Location.** Signs shall not be placed in, project into, overhang any public right-of-way or dedicated public easement, existing or proposed, unless placed or approved for placement by the city or applicable governmental entity or agency.
3. **Construction.** Every sign, including the sign structure, shall be maintained in a safe structural condition and in a neat, clean, secure, and attractive condition, with upright, secure supports. All sign materials shall be kept free of defective or missing parts, peeling, corrosion, or other surface or support deterioration, and in compliance with the current provisions of the International Property Maintenance Code, with local amendments as adopted by the city. All sign copy shall be maintained intact, free of defacement, and free of missing characters. If the sign is illuminated, all lighting fixtures and sources of illumination shall be maintained in a manner that renders them safe and in proper working order.
4. **Placement.**
 - a. Signs shall not be placed:



- i. On city property unless placed or approved for placement by the city for city purposes, including but not limited to city events, public safety, and approval of requests from other governmental agencies.
 - ii. On utility poles, utility boxes, traffic control devices, telecommunications towers, sidewalks, lamp posts, hydrants, bridges, public property, public ways, easements, or trees unless placed or approved for placement by a governmental entity as public signs or warning signs.
 - iii. Above non-public sidewalks unless approved by The City of Fraser Public Safety Department and appropriate emergency vehicle clearance above driveways and maneuvering lanes is provided.
 - b. Permanent signs shall not be placed in a required side yard setback, unless otherwise provided in this Section.
5. **Clear Vision Distance.**
- a. Signs shall not be placed in a manner that obstructs or diminishes sight lines for vehicular travel, obstructs driver vision, or creates potential hazards to pedestrian safety including obstructing ingress to or egress from the site or any building doors, windows, fire escape or other required exit way.
 - b. No sign above a height of 2 feet from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between such right-of-way lines at a distance along each line of 25 feet from their point of intersection.
 - c. No sign above a height of 2 feet from the established street grades shall be permitted within 15 feet, in either direction, from any driveway.
 - d. The sight distance triangle may be extended by the city to conform to minimum Michigan Department of Transportation sight distance standards or in situations when the city Planner determines that an extension is required for public safety due to topography, road alignment, or other physical conditions of the area.
6. **Sign Faces.** Signs shall not have more than two sides.
7. **Effects.** Signs shall not:
- a. Be equipped with audio capabilities and sound shall not be projected from any sign, except that menu boards approved as part of a drive through facility or signage designed for purposes of complying with laws enacted for the protection of persons with disabilities shall not be restricted by this provision.
 - b. Project images beyond the face of the sign.
 - c. Emit any odors or visible matter such as smoke or steam.
8. **Obsolete Signs.** No person, entity, owner, business, or tenant shall allow an obsolete sign to be maintained on a property for more than 30 days after same has become obsolete because of discontinuance of the business, service, or activity which the sign advertises, relocation to another site, or



for any other reason. The fact that the obsolete sign is nonconforming shall not be construed as modifying any of the requirements of this section.

9. Ground Signs

- a. A permanent ground sign, excluding residential entranceway signs, shall not be closer than 100 feet, measured from the nearest point on the closest parcel line, from any adjacent residential zoning district or parcel being used for residential purposes and must be 50 feet way from any other ground sign.
- b. Up to 1/3 of a permitted ground sign may consist of an electronic message board or changeable copy area.

10. Wall Signs

- a. A wall sign may be located on the front, rear, or side facade of the building.
- b. Wall signs shall not extend above the top of a parapet wall or an eave line at the wall, whichever is higher.
- c. No wall sign shall protrude more than 12 inches from the wall or structure on which it is mounted.
- d. A wall sign shall be installed only on the wall of the tenant space to which the sign pertains and shall be aesthetically and thematically compatible with the building, other wall signs, the overall development of the parcel, and nearby properties.
- e. No sign shall be painted directly onto the wall of a building.

11. Residential Entranceway Signs

- a. No entranceway sign structure permitted under this Section shall be constructed of exposed concrete block, cinder block, precast concrete panels, or poured concrete.
- b. Any permitted residential subdivision identification sign shall be located in either a common area of the development or upon property for which a private easement has been granted to a subdivision association (or similar entity) which shall have the responsibility for maintaining the sign and any appurtenant structures. An agreement providing for the maintenance of the sign(s) or structure(s) in recordable form satisfactory to the city shall be furnished to the city prior to installation of the sign(s) or structure(s).

12. Electronic Message Boards. Electronic Message Boards are permitted as part of an approved sign, subject to the standards of this Article and subject to the following standards.

- a. The area of an electronic message board may not exceed 1/3 of the entire area of the sign.
- b. Display only static messages and/or images that remain constant in illumination intensity and do not have movement or the appearance of optical illusion of movement.
- c. Change from 1 message or image to another message or image no more frequently than once every 30 seconds and the actual change process is accomplished instantly with no effects.
- d. Not operate at a brightness of more than shall not exceed 700 nits as measured at the sign.
- e. Be equipped with a fully operational light sensor that automatically adjusts the intensity of the electronic message board according to the amount of ambient light.
- f. Electronic message boards may operate only when the nonresidential use to which they belong is open or between the hours of 6:00 a.m. and 10:00 p.m., whichever time period is shorter, if



installed on a property located adjacent to a residential property use, except that noncommercial uses may also operate an approved electronic message board until and during an event that is open to the public and held after 10:00 p.m.

- g. Be designed to either display a full black screen or turn off in the event of a malfunction.
- h. The owner of an electronic message board shall allow the city to use the electronic message board to communicate emergency public service information approved by the city. The operational restrictions on electronic message boards set forth in this subsection shall not apply during any time that the electronic message board is used to communicate authorized emergency public service information for the city.
- i. The owner agrees to (i) update with an approved emergency public service information communication, or (ii) discontinue the emergency public service message as soon as possible after receiving request from the Public Safety Director or their designee. The owner shall file and keep current at all times with the city the name, email address, phone number, cell phone number, pager and other available emergency contact information of the employee(s) or representative(s) of the owner who has been authorized and designated by the owner to communicate the approved emergency public service message using the electronic message board.

13. Directional Signs

- a. Directional signs shall be considered incidental and shall not exceed 4 square feet in area and 4 feet in height.
- b. Directional signs set at an entrance point may be located within a required yard subject to the sight line and clear vision restrictions set forth in this section.
- c. Directional, informational, and traffic control signs placed by government entities are permitted in all zoning districts and shall be installed, to the extent applicable, in accordance with the Manual on Uniform Traffic Control Devices.

14. Menu Boards.

- a. 1 menu order board and 1 preorder menu board shall be permitted for each drive-thru lane.
- b. The maximum height for such signs shall be 7 feet and the total area allowed for each drive-through lane shall not exceed 45 square feet.
- c. Menu boards are exempt from the total sign area for permitted signs.
- d. Menu boards shall be located on the interior of the lot or parcel and shall not be readable from the exterior of the lot.
- e. The placement, size, content, coloring or manner or illumination of the sign shall not cause a traffic or pedestrian hazard or impair vehicular or pedestrian flow.
- f. The volume on the menu board or order board shall be maintained at the minimum level necessary so that it is audible to users, but to minimize extraneous noise traveling off site.

15. Illumination. Internal and external illumination of signs shall be permitted and subject to the following standards.

- a. No sign shall include or use flashing or intermittent illumination.



- b. Rope lights, string lights, or similar accent lighting attached to, surrounding, or otherwise drawing attention to a sign are prohibited.
- c. Animation is prohibited.
- d. Illumination of signs shall be directed or shaded so as not to interfere with the vision of persons on the adjacent roadway or with adjacent property owners.
- e. No exposed reflective type bulb, par spot, or incandescent lamp shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign, so long as the brightness does not exceed 700 nits as measured at the sign.
- f. Brightness of externally illuminated signs shall not exceed 700 nits as measured at the sign.
- g. Internally illuminated signs are not permitted on properties utilized for residential purposes, with the exception of internal illumination for the address of the property if the address is affixed to a home, garage, or mailbox on the property.



G. REGULATIONS FOR ALLOWABLE SIGNS

The following conditions shall apply to all signs erected or located in the specified zoning district(s):

1. Residential Districts
 - a. RL, Residential Low, One-Family
 - b. RM, Residential Medium, One-Family
 - c. RH, Residential High, Multiple
 - d. REC, Recreational

Sign Type	Residential Uses, Including Residential Developments	Non-Residential Uses
1. Awning/Canopy Signs	Not Permitted	Maximum Number: 1 sign per awning/canopy. Maximum Area: 15 square feet per sign.
2. Monument Signs	Maximum Number: One two-sided sign or 2 one-sided signs permitted per entrance located on a public road* *Only permitted for residential developments e.g., subdivisions, site condominiums, multi-family, and mobile home parks Placement: Shall be located in either a common area of the development or upon property for which a private easement has been granted to a subdivision association. Must be setback 6 feet from the right-of-way. Maximum Height: 4 feet Maximum Area: 24 square feet per sign	Maximum Number: 1 Minimum Setback: 12-foot front setback from right-of-way. Cannot be located in the side or rear setback of the zoning district in which the sign is located. Maximum Height: 4 feet Maximum Area: 24 square feet
3. Projecting Signs	Not Permitted	Maximum Number: 1 Maximum Area: 10 square feet
4. Wall Signs	Not Permitted	
5. Window Signs	Maximum Area: 25% of the window area in which the sign is located.	
6. Temporary Signs	See Sec. 32-85(D)	



2. Non-Residential Districts

- a. OS, Office Service
- b. OR, Office Research
- c. CN, Commercial Neighborhood
- d. CBD, Community Business District
- e. CG, Commercial General
- f. IR, Industrial Restricted
- g. IC, Industrial Controlled

Sign Type	OS, OR, CN, CBD Districts	CG, IR, IC Districts
1. Awning/Canopy Signs	Maximum Number: 1 sign per awning/canopy. Maximum Area: 15 square feet per sign.	
2. Monument Signs	Maximum Number: 1* Minimum Setback: 8-foot front setback from right-of-way. Cannot be located in the side or rear setback of the zoning district in which the sign is located.* *For developments having more than 1 frontage on a major or secondary thoroughfare having a right-of-way of at least 86 feet or greater, one freestanding sign shall be permitted to be located on each frontage, provided the distance between the two signs is not less than 500 feet measured along the abutting right-of-way line. Maximum Height: 5 feet Maximum Area: 1 square foot for every 2 lineal feet of lot frontage up to a maximum of 48 square feet per sign, whichever is less.	Maximum Number: 1* Minimum Setback: 10-foot front setback from right-of-way. Cannot be located in the side or rear setback of the zoning district in which the sign is located.* *For developments having more than 1 frontage on a major or secondary thoroughfare having a right-of-way of at least 86 feet or greater, one freestanding sign shall be permitted to be located on each frontage, provided the distance between the two signs is not less than 500 feet measured along the abutting right-of-way line. Maximum Height: 15 feet Maximum Area: 1 square foot for every 2 lineal feet of lot frontage up to a maximum of 75 square feet per sign, whichever is less.
3. Projecting Signs	Maximum Number: 1 per public entrance, minimum separation of 20 feet between projecting signs on a single façade. Maximum Area: 10 square feet per individual sign.	
4. Wall Signs	Maximum Area: 10% of the structure frontage for each building or tenant space.	
5. Window Signs	Maximum Area: 25% of the window area in which the sign is located.	
6. Temporary Signs	See Sec. 32-85.D	



H. NONCONFORMITY AND MODIFICATION

1. **Lawful Existing Signs.** Any sign lawfully existing at the time of adoption of this Section which does not fully comply with all provisions of this Section shall be considered a legal nonconforming sign and shall be permitted to remain as long as the sign is properly maintained, there is no increase in nonconformity, and the sign is not detrimental to the health, safety, and welfare of the community except as hereafter provided.
2. **Continuance.** A nonconforming sign may be continued but shall be maintained in good condition, and shall not be:
 - a. Enlarged or extended.
 - b. Replaced by another non-conforming sign.
 - c. Moved to another location on the same lot or to any other lot.
 - d. Structurally altered so as to prolong the life of the sign, including modifications to cabinets, support structures, and framing elements. A sign face change is permitted on a non-conforming sign if there are no other structural modifications. However, a static panel on a nonconforming sign shall not be replaced with an electronic message board.
 - e. Replaced or restored if the nonconforming sign is destroyed or damaged as a result of factors beyond the control of the owner of the sign and the owner of the premises on which the sign is located, to an extent the destruction or damage exceeds 50% of the sign.
3. A nonconforming sign that is destroyed or damaged as a result of factors beyond the control of the owner of the sign and the owner of the premises on which the sign is located, to an extent the destruction or damage is 50% or less of the sign, may be replaced or restored provided that:
 - a. The replacement or restoration is completed within 6 months after the date of the destruction or damage.
 - b. the sign is not enlarged or extended.
4. A nonconforming sign declared to be unsafe by a code enforcement official because of the physical condition of the sign, including an unsafe physical condition arising from the failure of the sign to be maintained, shall be removed.

I. ENFORCEMENT

1. For purposes of this subsection,
 - a. "Issuance of notice" is defined to include any of the following:
 - i. Facsimile, electronic mail, or first-class mail transmission of notice of a violation to either a person or committee mentioned on the sign or to the person responsible for placing the sign or to the property owner;
 - ii. Posting of notice of a violation on or reasonably near the sign which is in violation, so long as the posting is conspicuous from the distance at which the sign is generally readable;
 - iii. Posting of notice of a violation on or reasonably near one or more entrances of a habitable building on the same property as the sign, so long as the posting is conspicuous.



- iv. Transmission of a telephone message which indicates that a violation exists, and which offers a brief explanation of the nature of the violation, recorded on an answering system of either a person or committee mentioned on the sign or to the person responsible for placing the sign or to the property owner.
 - b. "Personal contact" means that the officer or agent initiated a person-to-person conversation, or some other real-time communication via electronic means, whereby the officer or agent communicated the existence of the violation and a brief explanation of its nature.
 - c. "Personal notice" means personal contact by a code enforcement official, or other duly authorized agent of the city, with either a person mentioned on the sign, the person responsible for placing the sign, the property owner, or the property owner's authorized representative or resident agent.
 - d. "Person responsible" for a temporary sign is the person who places the sign, unless the person first notifies the city Clerk's office in writing of another person who is responsible. Persons responsible for political campaign signs also include the candidate for the political office advertised on the sign, unless the candidate first notifies the city Clerk's office in writing of another person who is responsible, and the property owner. In a campaign regarding a ballot measure, the president or chair of the committee supporting or opposing the ballot measure, as well as the property owner, shall be deemed the responsible person, unless the city Clerk's office is notified in writing of another person who is responsible. The person who places the sign, the candidate, or the president as applicable must provide the name, address, telephone number, and signed consent of the other responsible person. Persons residing or located outside of Michigan may not be designated as responsible persons. The person placing the sign, or in the case of political campaign signs, the candidate, or in the case of a ballot measure, the committee president or chair, or in each of these cases the other responsible person if so designated, shall be liable to pay any fees or costs incurred for the removal and storage of illegal signs upon retrieval. This subsection shall not be construed to place responsibility upon responsible persons for civil infraction or misdemeanor violations of the city Code.
- 2. Owners, lessors, and lessees may all be held equally responsible for violations of this section.
 - 3. The city may remove any non-temporary sign which violates any provisions of this section if the owner upon whose property the sign is located fails to make the sign conform to the provisions of this section within 48 hours of issuance of written notice of violation. The person responsible for the sign in violation shall be liable to pay any fees or costs incurred for the removal and storage of illegal signs upon retrieval.
 - 4. In the absence of prior permission having been granted by the property owner for the immediate removal of temporary signs in violation, the city may remove any such sign which violates any provisions of this section if the owner upon whose property the sign is located fails to make the sign conform to the provisions of this ordinance within four hours of personal notice, or within 48 hours of issuance of notice. In the event that the sign is moved to another location, and such move does not remedy the violation, the city shall not be required to give any additional notice before impounding the sign as a nuisance pursuant to the terms of this article.
 - 5. In the case of any sign which is located in, projects into, or overhangs a public right-of-way or public easement in violation of this section, the city may remove said sign without notice.



6. Signs impounded under this subsection will be logged and stored by the city for retrieval by their owner. Before any removed sign is returned to its owner, a fee as determined by the city's fee schedule, shall be paid for the removal, storage, and reclamation. Any sign which is removed in accordance with this section shall be deemed abandoned if its owner or the person responsible for the sign does not reclaim it within ten days of the date of its removal, after which the city may dispose of the sign without any further notice.
7. Any company or individual which files a false affidavit or application for any reason relating to signage under this section shall be guilty of a misdemeanor punishable in accordance with the penalties applicable to misdemeanors set forth in Chapter 1 of the City Code.



Monthly Planning & Zoning Report

For June 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. 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 1, 2024.
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. 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.
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. The site plan will be reviewed at the July 15, 2024 PC 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)