



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
Wednesday, May 7, 2025 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – May 7, 2025**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – April 2, 2025**
- 6. Unfinished Business - None**
- 7. New Business**
 - a. Public Hearing
 - i. SP 25-02, 16945 Masonic, Class A Non-Conforming Use
 - ii. RZ 25-01, Hayes Road, RL to RM
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – April 2025**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment**

Posted: April 30, 2025



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Fraser Planning Commission Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, April 2, 2025 @ 7:00 p.m.

Call Meeting to Order / Pledge of Allegiance

Chairman Warunek Called the meeting to order at 7:00 and led the room in the Pledge of Allegiance

Roll Call

Present: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Absent: None

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

Approval of Agenda – April 2, 2025

Motion by Keil, supported by Tuller to approve the Agenda

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

Nays: None

Motion Passes

Chairperson's Opening Remarks

Chairman Warunek gave his opening remarks

Approval of Minutes – March 5, 2025

Motion by Farina, supported by Meyer to approve the March 5, 2025 minutes with the changes to 6i #2 previously made.

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

Nays: None

Motion Passes

Unfinished Business

A. Public Hearing - Driveway Expansion Text Amendments

City Planner Sayre gave an overview of the Driveway Expansion Text Amendments as they currently stand before the Commission and fielded some questions from Commissioners.

Chairman Warunek opened the public hearing at 7:34

Scott Quinlan (15626 Spiceway) – Driveways were built in the 90's, Spiceway has a fire lane, so they can only park on one side of the street. Supports the ability to expand their driveways in order to accommodate their vehicles. Their current driveway does not meet their needs. The proposed version of the amendments would allow him to achieve this expansion without a variance.

Reggie Sabin (17062 E 14 Mile Rd.) - Has a trailer for work and would need a variance to build out a horseshoe driveway big enough to bring his trailer around, wants wider allowance to avoid grass ruts. Discussion ensued about his options for solving his problem without requesting a variance for his situation.

Commissioner Tuller advocated for striking all restrictions on horseshoe driveways

Gerald Ossowski – (17040 E. 14 Mile) – Wants to be able to expand his driveway, would he be able to expand his driveway because he does not have on street parking available living on 14 mile? Deliveries pull into his neighbor's driveway, because his horseshoe is easier to navigate. His situation needs a visit to City Hall to sort out.

Douglas Bukantis – (15767 Kingston) Has a car in the garage, and a camper which he wants to expand his driveway to accommodate. His neighbors all have expanded driveways already, and he cannot get approved to expand it, and it will cost him \$900 to get a variance. He has 6 cars. He is in support of the new text amendments as it would alleviate his problem.

Chairman Warunek closed the public hearing at 8:02

The Commission had extensive discussion about the feasibility of horseshoe driveways, parking surfaces and permitting.

Motion by Farina, supported by Tuller to forward the text amendment changes to City Council for adoption with the following stipulations:

- Horseshoe drives may be permitted so long as the maximum impervious surface is not exceeded
- Replacing up to 25% of the existing driveway area does not require building or zoning permits.
- Parking shall be restricted to asphalt or concrete surfacing. The City Engineer may approve alternative improved surfaces.

Ayes: Czarnecki, Farina, Keil, Meyer, Tuller, Warunek

Nays: Barr

Motion Passes

New Business – None

Public Communication on Non-Agenda Items

Gerald Ossowski – had questions about fees for driveway construction

Scott Quinlan – asked about Council deadlines and why the meeting was scheduled sooner

Doug Bukantis – concerned about access to the City Engineer for approvals

Monthly Report – March 2025

~Hockeyland has all proper documents filed with the County

~Sheetz has begun demolition of the Fraser State Bank building, there are still disagreements about their lighting plan

~Packets will continue to be delivered

Commissioner Farina asked about Hockeyland, and a timeline for their occupancy permit.

Attorney Hishon referred this to Don DeNault.

Zoning Board of Appeals Member Liaison Report

Frank Farina reports that the next meeting of the ZBA is cancelled, and at the last meeting they granted a parking variance for 16945 Masonic for their driveway expansion. They still have not cleaned up their outside storage.

Commissioners' Comments and Items of Interest/Concern

Barr – None

Farina – Reverse Raffle at St Malachy's, more fish frys

Czarnecki - none

Tuller - none

Meyer – none

Warunek – inquired about alternate members

Adjournment

Motion by Meyer, Supported by Farina to adjourn the meeting at 8:36pm

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

Nays: None

Motion Passes



MCKENNA

April 23, 2025

Planning Commission
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

Subject: Proposed Nonconforming Class A Status, 16945 Masonic Blvd.

Dear Planning Commissioners:

This review pertains to an application for Nonconforming Class A status for a 0.71 -acre parcel in the CN, Commercial Neighborhood district. The applicant obtained conditional site plan approval in February and variance approval for a parking reduction from 26 spaces to 20 spaces in March 2025. The variance to reduce the width of a two-way driveway was denied by the ZBA at the same meeting. During the ZBA meeting, it was also determined that the site was legally nonconforming use, and therefore would need to obtain Class A Nonconforming status, in order to alter the site. This is what the applicant is currently seeking from the Planning Commission.

Site Conditions

The site is currently being used for industrial purposes. This is a continuation of the legal industrial use when the parcel was zoned industrial. Presently the parcel is zoned CN, Commercial Neighborhood, which is intended to support day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

Future Land Use Designation

The 2021 Master Plan designates the subject parcel Light Industrial. The Master Plan states,

“Light Industrial is intended for larger scale office, manufacturing, research and development businesses, creative industries/artisan facilities (in certain circumstances) that are primarily adjacent to other industrial areas, as well as commercial and office-service areas. Developments should be designed and operated to be respectful of their surroundings, with minimal truck traffic, noise, odor, dust, or outdoor storage/operations. Light Industrial areas in the City of Fraser are planned to act as a buffer between General Industrial Areas and residential land uses. Light Industrial land uses can also encompass unique artisan or maker space developments and flexible Light Industrial uses.”

Appropriate uses include office, light manufacturing, artisan production, food and beverage production, creative industries, makerspaces, and research and development uses. Parking areas and loading zones are properly buffered and landscaped.

Process for Nonconforming A Status

Per Article XIII of the Fraser Zoning Ordinance, a nonconforming use or structure shall be classified as Class B, which limits the ability to alter or enlarge the use or structure. The ordinance outlines the process by which an applicant may petition for Class A status, which allows for restoration, alternation, reconstruction, and/or substitution of nonconforming uses or structures.

Per Article XIII, Planning Commission makes determination whether a property shall become Class A after a duly-noticed public hearing. The following considerations shall inform the Planning Commission decision per Section 32-202:

1. Continuance of the use and structure would not be contrary to the public health, safety or welfare, or the spirit and intent of this chapter;
2. Continuance of the use and structure does not, and is not likely to, significantly depress the value of nearby properties;
3. The use was lawful at the time of its inception; and
4. No useful purpose would be served by strict application of the provisions or requirements of Article XIII with which the use and structure do not conform.

REVIEW AGAINST CONSIDERATIONS

Based on our understanding of the site and improvements, we offer the following comments:

1. **Continuance of the use and structure would not be contrary to the public health, safety or welfare, or the spirit and intent of this chapter.**

Applicant Comments	Property has been used as an industrial use adjacent to another industrial use for the last 55 years, so it is unlikely this use would create any safety concern for the neighboring property.
Planning Comments	The applicant indicated that they are currently backing semi-trucks in from Masonic Boulevard in the space to the east of their building. We find this condition would likely cause a safety concerns, and note that the continuance of the use, would allow the continuation of this hazardous condition. We do not find that the proposed overhead door and driveway would make the conditions less hazardous and defer to the applicant to provide justification that the site configuration would not be detrimental to traffic on Masonic Boulevard.



2. **Continuance of the use and structure does not, and is not likely to, significantly depress the value of nearby properties.**

Applicant Comments	The property directly adjacent in different district is used as an industrial use, so there should be no issues with industrial use adjacent to industrial use.
Planning Comments	We do not find that the use or structure will significantly depress the value of nearby properties, as the use is bordered by industrial uses to the north and east already.

3. **The use was lawful at the time of its inception**

Applicant Comments	The original use of the property was industrial and was in an industrial district.
Planning Comments	The use was lawful at the time of its inception. The original building was placed in 1970 and has been zoned Commercial since at least the last Zoning Map update in 1996.

4. **No useful purpose would be served by strict application of the provisions or requirements of Article XIII with which the use and structure do not conform.**

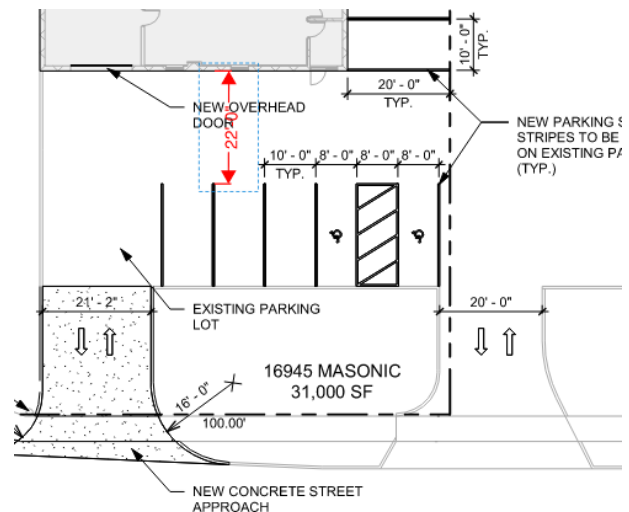
Applicant Comments	Property has been used as an industrial use for the last 55 years, and any decision to not allow continuing use would not serve a useful purpose.
Planning Comments	This site and structure are oriented for industrial uses. It would be difficult for a CN use to utilize the structure without subdividing the site. Further, the future land use envisions the site as industrial.

REVIEWING AGENCIES

Public Safety. Noted no concerns.

Engineering. No new review received as of April 29, 2025.

On the previously approved site plan, engineering noted the following: I initially had objections to another driveway, but based on their proposal, it appears this driveway is necessary for the functionality of the site with the proposed overhead door facing Masonic. We would like to ensure the sidewalk remains ADA compliant after construction of the driveway. The driveway radii are a little tight, but I'd be ok with them given the site constraints and anticipated use of the approach (large trucks backing in). Also, dimension from parking stalls along Masonic to the face of the building is less than desirable and may result in maneuverability issues.



RECOMMENDATION

Within the existing context described herein, we recommend approval of the proposed Class A Status, provided the applicant can provide evidence that the receipt of semi-truck traffic will not be hazardous to traffic on Masonic Boulevard.

Please contact us with any questions; thank you.

Respectfully,

McKENNA



Lauren Sayre, AICP
Senior Planner



Alicia Warren
Associate Planner

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





City of Fraser

Building & Code Enforcement Department

NOTICE OF PLANNING COMMISSION HEARING

Please take notice that the City of Fraser Planning Commission will meet on **WEDNESDAY, May 7, 2025 at 7:00 P.M.** in the City of Fraser Municipal Complex, Council Chambers located at 33000 Garfield Road, Fraser, Michigan for the purpose of hearing the following appeal:

CONSIDERATION

#25-02 / 16945 MASONIC BOULEVARD

BY REASON OF:

SECTION 32-203 OF THE FRASER ZONING ORDINANCE

PURPOSE OF REQUEST:

**TO RECEIVE CLASS A NONCONFORMING STATUS, WHICH
ALLOWS THE USE, ALTERATION, OR ENLARGEMENT OF A
NONCONFORMING USE, STRUCTURE, OR LAND.**

PROPERTY IN QUESTION:

**16945 MASONIC BOULEVARD, EAST OF UTICA ROAD, NORTH OF
MASONIC BOULEVARD**

NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the proposed request themselves or by agent or attorney. The City of Fraser will provide necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting upon four (4) days' notice to the Building Department at the phone number set forth above. Pertinent information relating to the proposed special land use request may be reviewed at the Fraser Building Department during regular business hours which are 8:00 a.m. to 4:30 p.m., Monday through Friday at the Fraser City Hall, 33000 Garfield Road, Fraser, Michigan. Questions regarding the proposed special land use can be directed to the Planner, c/o Building Department at 586-293-3100, extension 153. Written comments may be submitted to the Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or by email to zoning@micityoffraser.com up to 4:30 p.m. on the meeting date.

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

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

Submittal Date: _____
Initial Review Fee: _____

Meeting Date: _____
Application #: _____

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

☒ Site Plan ☐ Special Land Use

Name of Project: De-Cal Mechanical Renovation
Address of Project: 16945 Masonic
Proposed Use: Seeking class A designation

Applicant's Name: Daniel Boggs Architect
Address: 8538 Island Blvd.
City: Grosse Ile Zip: 48138 Phone: 248-882-3642
Email: dboggs@danielboggsarchitect.com

Parcel Identification: 03-14-05-153-020, see attached sheet A-1 for legal description
Complete Legal Description: (use opposite side or attach separately)
Zoning: CN Size in acres: 0.71 Parcel Width: 100' Parcel Length: 310'

Legal Owner:
Name: De-Cal Masonic, LLC Phone #: _____
Address: 1550 Elcroft CT, Rochester, MI 48307

Site Plan Preparer's Name: Daniel Boggs Architect
Phone: 248-882-3642 Fax: _____

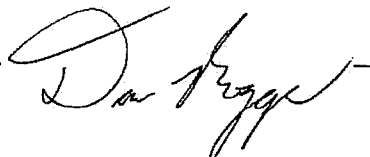
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.):

Fifteen (15) copies of the application and site plan shall be submitted to the City at least twenty (20) days prior to a scheduled Planning Commission meeting (First Wednesday of the month at 7:00pm.) 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.

If additional reviews are required beyond the initial, each review thereafter is 50% of the initial cost.

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

Signature of Applicant



Signature of Legal Property Owner



Daniel Boggs

Please print/type name below signature

RANDALL DEBEUK

Please print/type name below signature

DANIEL BOGGS ARCHITECT LLC

8538 Island Boulevard
Grosse Ile, MI 48138

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

April 10, 2025

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

Re: 16945 Masonic

Planning Commission,

Class A Nonconforming Use

I have listed below the four (4) conditions that must be met for a Class A Nonconforming use designation, and provided a response indicating how condition is satisfied.

1. Continuance thereof would not be contrary to the public health, safety or welfare, or the spirit and intent of this chapter.

Property has been used as an industrial use adjacent to another industrial use for the last 55 years, so it is unlikely this use would create any safety concern for the neighboring property.

2. The use does not, and is not likely to, significantly depress the value of nearby properties.

The property directly adjacent in different district is used as an industrial use, so there should be no issues with industrial use adjacent to industrial use.

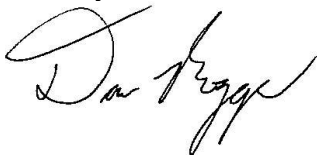
3. The use was lawful at the time of its inception; and.

The original use of the property was industrial and was in an industrial district.

4. No useful purpose would be served by strict application of the provisions or requirements of this chapter with which the use does not conform.

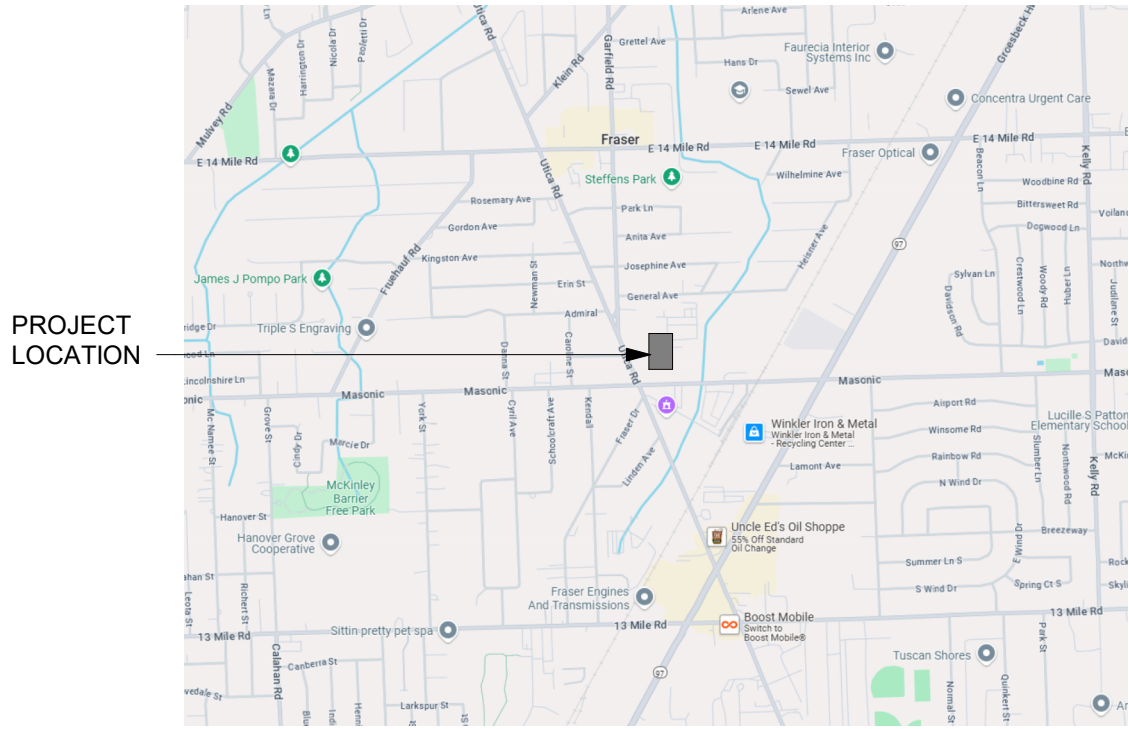
Property has been used as an industrial use for the last 55 years, and any decision to not allow continuing use would not serve a useful purpose.

Sincerely,

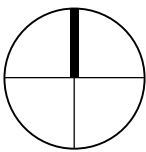


Daniel W. Boggs, RA, LEED AP
Architect

CC: Randy Debeul, De-Cal Mechanical Contractors



LOCATION MAP



DANIEL
BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

8538 ISLAND BLVD.
GROSSE ILE, MI 48138
248.882.3642

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

PROFESSIONAL SEAL:



PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

12-17-24 Client Review
12-18-24 PC Review
12-26-24 Revision
01-31-25 Revision
02-07-25 ZBA Submittal
04-10-25 PC Review

PROJECT NO:
2024.20

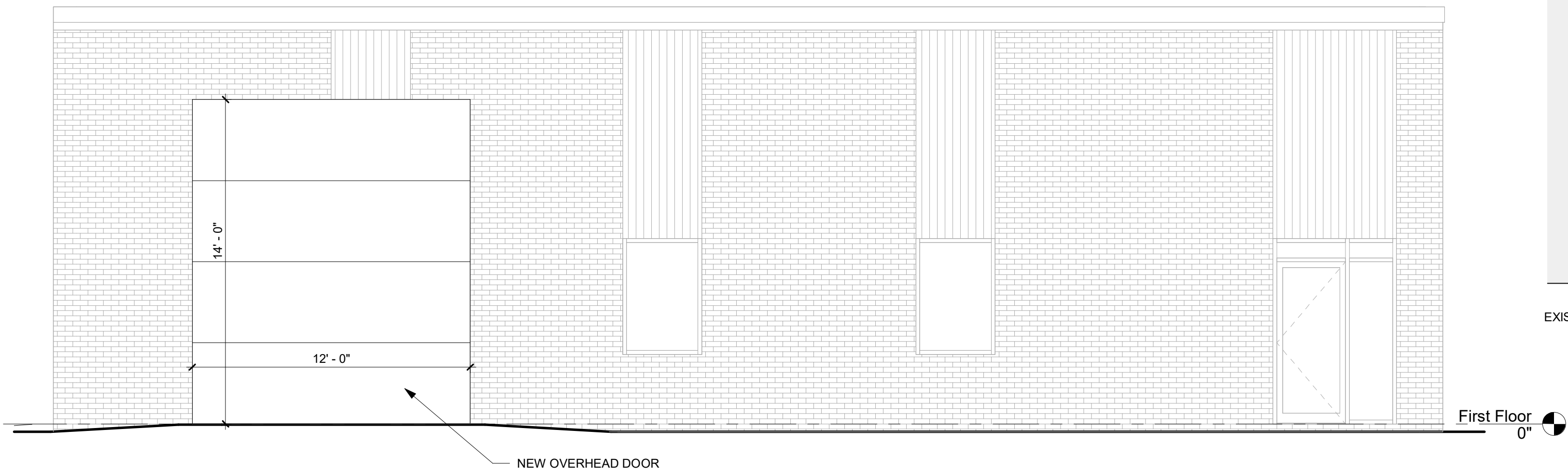
DRAWN BY:
DWB

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

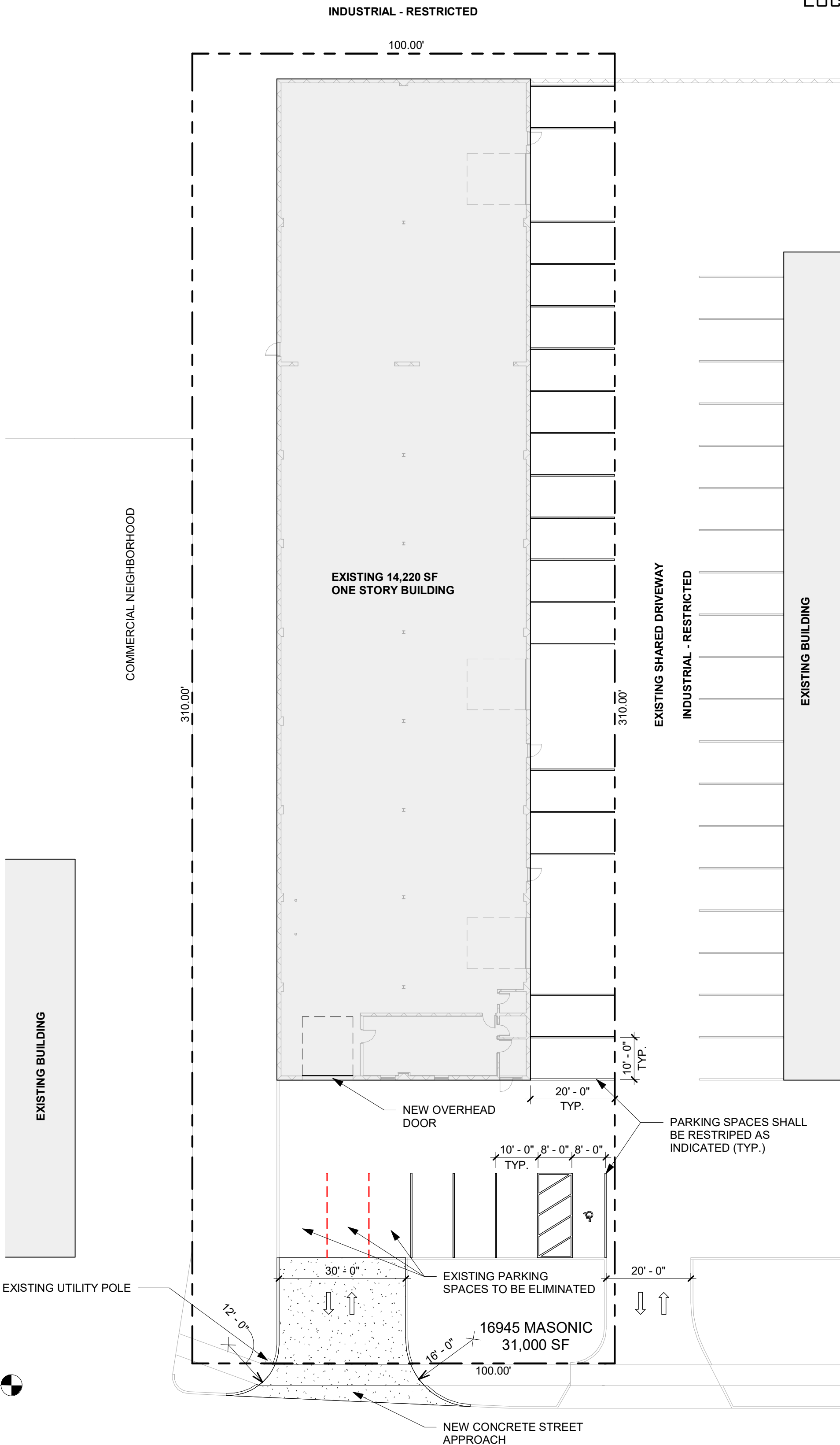
SHEET TITLE:
Site Plan

SHEET NO:

A-1



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



1 SITE PLAN
SCALE: 1" = 20'-0"

LEGAL DESCRIPTION

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

CITY ORDINANCE REVIEW

CITY OF FRASER ZONING ORDINANCE

ZONING DISTRICT: COMMERCIAL NEIGHBORHOOD

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

INDUSTRIAL, MANUFACTURING, AND
RELATED ACCESSORY OFFICES:

ONE SPACE PER 550 SQUARE FEET OF
GROSS FLOOR AREA.

14,220 GROSS SF / 550 = 26 PARKING SPACES

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

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

Parking Schedule	
Type	Count
8' x 20' Van Accessible	1
10' x 20'	18
Total Provided:	19



April 22, 2025

City of Fraser Planning Commission
Fraser City Hall
33000 Garfield Road
Fraser, Michigan 48026

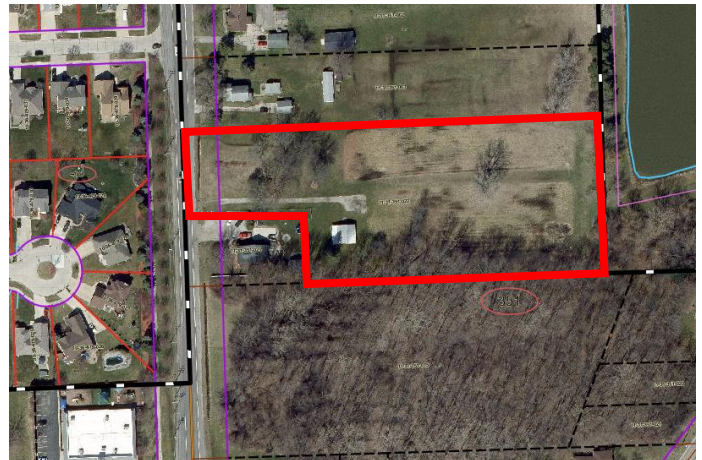
**Subject: Review of Proposed Rezoning Review for Hayes Road (11-31-351-022), #RZ25-01
Residential Low Density Single-Family (Existing) to RM, Residential Medium Density Single-Family (Proposed)**

Dear Commission Members:

The City has received an application for a rezone of a 3.699-acre site on the east side of Hayes Road north of 14 Mile Road (shown below). Currently, land is mostly vacant with the exception of a single accessory structure garage. The subject site's current zoning designation is RL, Residential Low Density Single Family. The proposed zoning designation is RM, Residential Medium Density Single-Family.

The applicant, Naeel Yousif, proposes the rezoning to subdivide the site into 8 single-detached condominium units. The applicant can currently divide the property into 6 units under the RL zoning, but would be able to divide the property into 8 units under the proposed RM zoning. While the applicant intends to subdivide the property to develop 8, single-unit detached condominiums, the rezoning would allow for development of any RM use in accordance with the RM dimensional standards. A comparison of dimensional standards is provided below,

Standard	RL	RM
Lot Min.	10,200 sq. ft.	7,800 sq. ft.
Lot Width Min.	85 ft.	65 ft.
Lot Depth Min.	142 ft.	120 ft.
Front Yard Min.	Varies, same across districts	
Rear Yard Min.	40 ft.	30 ft.
Side Yard Min.	5 ft. /15 ft.	5 ft. / 13 ft.
Building Height Max.	30 ft. / 2 stories	
Lot Coverage Max.	25%	30%
PROPOSED Impervious surface maximums		
Entire Lot	45%	50%
Front Yard	35%	40%



Planning Commission shall review the request and make a recommendation to City Council, who has the authority to approve or deny the rezoning request.



STANDARDS FOR REZONING REVIEW

The following review contains our comments on the proposed rezoning per the Fraser Zoning Ordinance, Master Plan, and sound planning and zoning principles. The Zoning Ordinance, does not provide any standards for the review of map amendments (rezonings), therefore we have provided some best practice considerations to assist in Planning Commission's recommendation.

1. Can the property in question be reasonably developed as currently zoned?

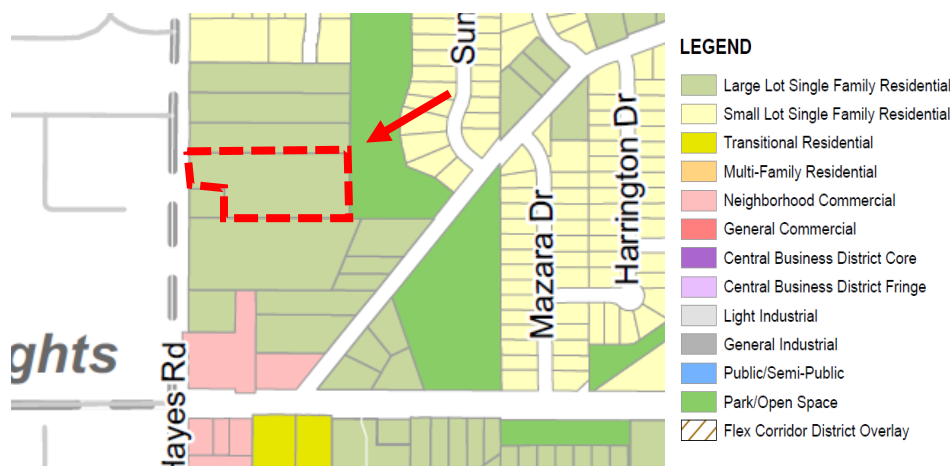
The property is currently zoned RL, which would allow for development of a single-family home, or allow for subdivision in accordance with the lot minimums of the RL district (10,200 sq. ft. lot minimum, 85 ft minimum lot width, 142 ft minimum lot depth.) The applicant provided that without the rezoning 6 condominium units could be developed, but with the rezoning to RM, 8 condominium units could be developed.

2. Is the proposed rezoning consistent with or contrary to the Master Plan?

The current Master Plan (shown below) designates this parcel for large-lot, single-family residential use. The Future Land Use (FLU) plan recommends a density of up to 4 units per acre for this district, though lower densities may be appropriate depending on context. In this case, the surrounding area consists of larger parcels than typically found in Fraser, suggesting that lower-density development is intended.

The proposed development would have a density of 2.16 units per acre, which is well below the 4 units per acre recommended in the Future Land Use (FLU) plan. While the existing zoning (RL) matches the FLU designation, the proposed rezoning and subdivision would still align with the Master Plan's intent, as the lots would remain single-family and the overall density would stay below 3 units per acre.

However, it's important to note that the requested rezoning to RM is not fully consistent with the Master Plan. The RM district technically allows for a much higher density—up to 5.58 units per acre. Although this level of density is unlikely to be achieved on this site due to internal circulation and site layout constraints, the zoning change could create a mismatch between the zoning and the Plan's intended character for the area., if the site was not developed according to the proposed plan presented.





3. Is the current zoning designation consistent with or contrary to the Master Plan?

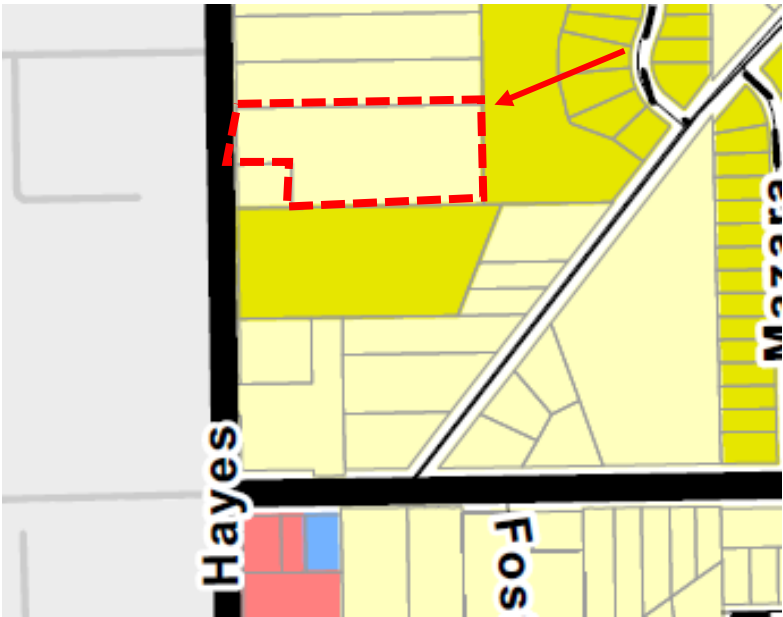
The current zoning designation is RL, which has a lot minimum of 10,200 square feet, which equals approximately 4.27 units per acre density, and is consistent with the Master Plan both in associated zoning district and density. The RM district specifies a 7,800 square foot lot minimum, which equals 5.58 units per acre density, which is not consistent with the Master Plan in terms of district or density. It should be noted that the proposed development, which requires the rezoning, would be consistent with the Master Plan in density and use.

4. Are the current and proposed zoning designations consistent and compatible with the surrounding zoning designations?

The existing zoning map (shown below) shows that the surrounding zoning districts are RM and RL. The table to the right also shows the zoning designation of the surrounding properties.

The proposed rezoning would be contiguous with RM parcels to the east and south, however, it would create an isolated RL parcel to the west. The small parcel to the west is approximately 25,200 square feet and is being used as a single-family home.

LOCATION	CURRENT ZONING
Subject Site	RL, Residential Low
North	RL, Residential Low
South	RM, Residential Medium
East	RM, Residential Medium
West	RM, Residential Medium / City of Sterling Heights



LEGEND

Zoning District

- REC - Recreational
- RL - Residential Low-One Family
- RM - Residential Medium - One Family
- RH - Residential High-Multiple
- CBD - Community Business District
- CN - Commercial Neighborhood
- CG - Commercial General
- OR - Office Research
- IC - Industrial - Controlled
- IR - Industrial - Restricted
- OS - Office Service



5. What are the land use patterns and characteristics of the surrounding area?

The use of the surrounding parcels is shown in the table to the right. To the north, are multi-acre lots used for single family residential. To the east there is open space for a RM, single-family subdivision. To the south is a vacant woodlot that is zoned RM and could be subdivided in the future. To the west is a single family home, that was once attached to the subject property, and single family homes in the City of Sterling Heights.

There is currently no subdivisions or site condominiums immediately adjacent, north or south, to the property. However, roughly 570 feet north is Fieldstone South and to the east is Fraser Meadows. The proposed development would not be uncharacteristic in the area.

LOCATION	EXISTING LAND USE
Subject Site	Vacant Land
North	Single-Family Residential
South	Vacant Land
East	Open Space
West	Single-Family Residential

6. What is the current availability and adequacy of existing utilities?

There are public sanitary sewer and water available along Hayes Road. The applicant has indicated that they intend to use the public utilities and use the existing detention pond to the east. We would note they would need permission from the property owner to utilize their detention pond, and engineering would need to be satisfied that this would achieve the necessary stormwater mitigation.

7. Is there an identifiable public economic need for this rezoning?

There is a recognized statewide need for more attainable housing options. Approving this rezoning would help address that need by allowing for the development of additional housing, contributing to the broader goal of increasing access to affordable and diverse housing types. We do find that there is an identifiable public economic need for the rezoning.

8. The Planning Commission must consider every permitted use/special land use under the requested rezoning designation as well as their potential impact on the surrounding property and community.

Below are the uses that are permitted in the RM but not the RL district. While the applicant plans to develop the property as 8 single-family condominiums, rezoning would allow the development of any of the permitted uses or special land uses, subject to Planning Commission Approval.

The permitted uses for the RM and RL are identical, however the special land uses have some discrepancies, which are highlighted in yellow in the table. The uses that are permitted by special land use in the RM but not RL include: day care centers, transitional uses, 24 hour operations, and two-family dwellings.



Permitted Uses	RL	RM
City Buildings and Uses	X	X
Gardening *	X	X
Existing Cemeteries	X	X
Home Occupations as defined in Section Article 16 **	X	X
One-Family Dwellings	X	X
Accessory Buildings (see Section 9.00.A.)	X	X
Special Uses		
Cemeteries without crematoriums (section 32-162).	X	X
Churches (section 32-163).	X	X
Day-care centers and nursery schools (section 32-167).		X
Funeral homes and mortuaries, not including crematoriums (section 32-171).	X	X
General education schools (public, parochial and private) (section 32-174).	X	X
Group day-care (section 32-177).	X	X
Nurseries and greenhouses (section 32-180).	X	X
Planned unit development (section 32-183).	X	X
Private clubs, fraternal and lodge halls (section 32-184).	X	X
Private noncommercial recreation (section 32-185).	X	X
Public buildings and recreation (section 32-186).	X	X
Public utility buildings without storage (section 32-187).	X	X
Transitional uses (section 32-189).		X
Twenty-four hour operations (section 32-190).		X
Two-family dwellings (section 32-191).		X

REVIEWING AGENCIES

Public Safety. See attached letter.

Engineering. No review received as of April 29, 2025.

RECOMMENDATION

Based on the above review, we recommend that the Planning Commission recommend **approval** of the rezoning to City Council. We find that the proposed rezoning, for the purposes of subdividing the parcel for single-detached condominiums, is consistent with the Master Plan and further the proposed rezoning provides an identifiable public economic benefit for the community.

We look forward to reviewing these findings and recommendations with you. In the meantime, if you have any questions, please feel free to contact us.

Respectfully,

Lauren Sayre, AICP
Senior Planner

Alicia Warren
Associate Planner

CC: City Manager; City Clerk; City Attorneys; Building Department



City of Fraser Department of Public Safety

Police • Fire • Ambulance

33000 Garfield Road • Fraser, Michigan 48026
(586) 293-2000 • Fax (586) 296-8480

April 22, 2025

Fraser Planning Commission,

Based on the submitted sketch for the Hayes Rezoning, it appears a turnaround was included for fire apparatus. Public Safety would want to ensure the following:

- Turnaround meets the minimum turning radius as outlined in the 2015 IFC and 2015 IFC Appendix D as adopted.
- Fire hydrants are within the allowable distances and proper spacing as required in the 2015 IFC and 2015 IFC Appendix C as adopted.

The Public Safety has no other comments regarding this proposed project at this time.

Respectfully,

Captain John Gillies
Fire Marshal



City of Fraser

Building & Code Enforcement Department

NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the City of Fraser Planning Commission will meet on **Wednesday, May 7, 2025 at 7PM** at the City of Fraser Municipal Complex, Council Chambers located at 33000 Garfield Road, Fraser, Michigan for the purpose of conducting a Public Hearing and making a decision on the following request:

APPEAL #RZ 25-01

REZONING REQUEST / HAYES ROAD (PN: 03-11-31-351-022)

BY REASON OF:

SECTION 32-261, PROVISIONS PERTAINING TO CHANGES AND AMENDMENTS

PURPOSE OF REQUEST:

TO REZONE A PARCEL FROM THE RESIDENTIAL LOW – ONE FAMILY DISTRICT (RL) TO THE RESIDENTIAL MEDIUM -ONE FAMILY DISTRICT (RM) FOR THE PURPOSES OF CONSTRUCTING A PROPOSED CONDOMINIUM SUBDIVISION.

PROPERTY IN QUESTION:

HAYES ROAD (PIN: 03-11-31-351-022); EAST SIDE OF HAYES, NORTH OF 14 MILE ROAD



NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the proposed request themselves or by agent or attorney. The City of Fraser will provide necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting upon four (4) days' notice to the Building Department at the phone number set forth above. Pertinent information relating to the proposed rezoning request may be reviewed at the Fraser Building Department during regular business hours which are 8:00 a.m. to 4:30 p.m., Monday through Friday at the Fraser City Hall, 33000 Garfield Road, Fraser, Michigan. Questions regarding the proposed special land use can be directed to the Planner, c/o Building Department at 586-293-3100, extension 153. Written comments may be submitted to the Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or by email to zoning@micityoffraser.com up to 4:30 p.m. on the meeting date.



CITY OF FRASER
PETITION FOR REZONING
_____ RZ

Office Use Only

Date Received: _____

Review Fee Paid: _____

APPLICANT'S NAME: NAEEL YOUSIF
ADDRESS: 35619 BELLA SERA DRIVE
CITY: STERLING HEIGHTS STATE: MI ZIP: 48312 PHONE: _____
PROPERTY ADDRESS: HAYES ROAD, FRASER, MI 48026 PARCEL ID NO: 11-31-351-022

COMPLETE LEGAL DESCRIPTION (Use opposite side or attach separately).

EXISTING ZONING: RL PROPOSED ZONING: RM SIZE (In Acres): 3.698 AC.
PROPERTY FRONTAGE: 147 FEET PROPERTY DEPTH: 716.54 FEET
PURPOSE FOR REZONING: PROPOSED DEVELOPMENT SUBDIVISION

LEGAL OWNER: <u>NAEEL YOUSIF</u>	<u>35619 BELLA SERA DRIVE</u>	<u>586-489-1770</u>
Name	Address	Phone

If the petitioner is not the sole legal owner, state all others with interest in properties and title by name and address (attach to application).

The applicant is required to submit a sketch plan, demonstrating the feasibility of developing the property for its intended use. The following information shall be required:

- Parcel size and shape.
- Size and general location of building(s), which may be located on site.
- Access to the site and arrangement of the parking area.
- Location and use of adjacent buildings.

INSTRUCTIONS:

1. Print or type application.
2. Fifteen (15) copies of this application, sketch plan, and attachments must be submitted to the Fraser Building Dept. by the deadline date, call for deadline date 586-293-3100 option 2.
3. All sketch plans must be submitted are to be a size of 8 ½ x 11 inch, or of a size that is reduced by folding to the same. (ALL BLUEPRINTS MUST BE FOLDED)
4. One (1) copy of a drawing for the Public Hearing Notice, showing the location in relation to the nearest roads.
5. Add comments on separate paper and attach to application.
6. Return to City of Fraser Building Department.

Signature of Applicant

Naeel Yousif
(Please print/type name below signature)

Signature of Legal Owner (if not Applicant)

Naeel Yousif
(Please print/type name below signature)

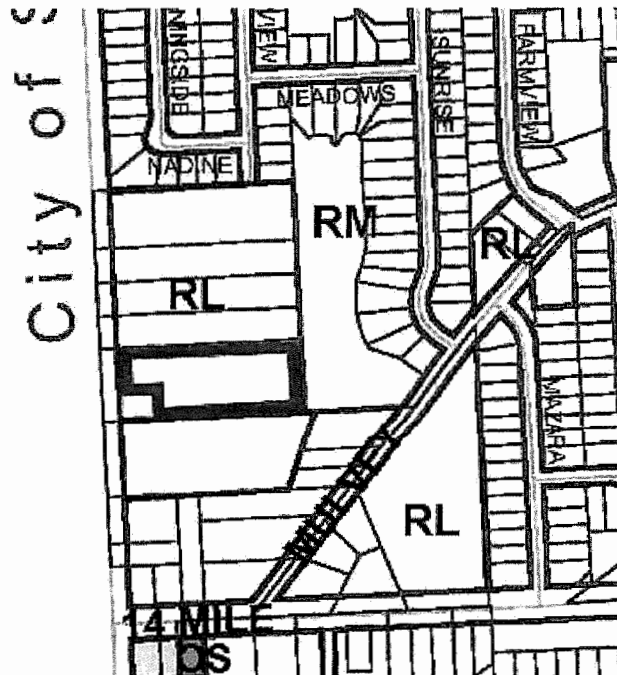
April 11th, 2025

City of Fraser Planning Commission
33000 Garfield Road
Fraser, MI 48026

**Re: Parcel ID# 11-31-351-022
Rezoning Request**

Honorable Commission Members,

The developer of the proposed condominium subdivision at parcel ID 11-31-351-022 is proposing to rezone 3.70 acres from RL (Residential Low – One Family) to RM (Residential Medium – One Family). The site is located on the east side of Hayes Road, approximately 900 feet north of 14 Mile Road. The adjacent parcels to the south and east are zoned RM, and the adjacent parcel to the north is zoned RL.





Public sanitary sewer and water are available in the Hayes Road right-of-way and storm water will discharge to communal detention pond owned by the City of Fraser to the east. The site will be landscaped with a buffer area along the Hayes Road right-of-way.

With the current RL zoning, six condominium units would be able to be placed on the site. If the site were to be rezoned, eight units would be placed on the site.

It is understood that a site plan would need to be approved by City of Fraser Planning Commission after rezoning approval.

The developer and I will be attending the Planning Commission meeting and will be able to answer any questions you might have.

Thank you for your consideration of this proposal.

Please feel free to contact me or any team member should you have any questions.

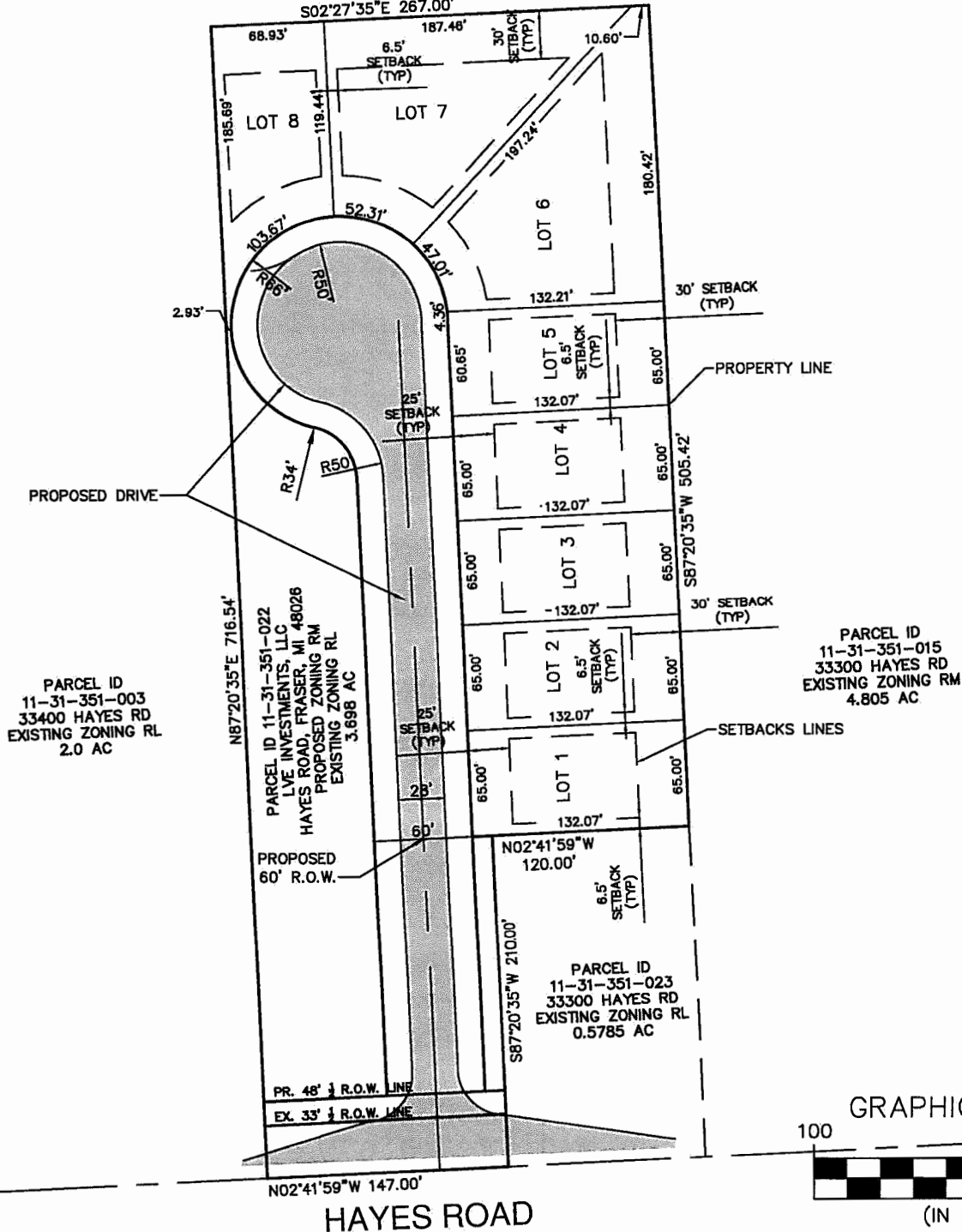
Regards,

Joshua King, PE
Seiber Keast Lehner

PARCEL ID 11-31-351-022

PART OF THE SW 1/4 OF SECTION 31,
T.2N., R.13E., CITY OF FRASER, MACOMB COUNTY, MI

"FRASER MEADOWS SUBDIVISION"
LIBER 93, PAGE 5-8
S02°27'35"E 267.00'



CLIENT:
NAEEL YOUSIF
35619 BELLA SERA DRIVE,
STERLING HEIGHTS, MI 48312
EMAIL: naeel63@hotmail.com
PH: 586-489-1770

REVISIONS:



SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

RE-ZONING
SKETCH

PROJECT NO:
24-259

DATE:
04-03-2025

SCALE:
1" = 40'

DRAWN BY:
EL

CHECK BY:
JK

PAGE:
1 OF 1



Monthly Planning & Zoning Report

For April 2025

McKenna provides day-to-day assistance to the City, applicants, and the public regarding zoning, planning and economic development matters.

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

As part of our services to the City, McKenna reviews Planning Commission applications and provides recommendations on long range planning, land use, zoning, and design. The following is a summary of active developments; **yellow highlighting indicates new updates for the month.**

PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
SP21-08 34400 Utica Hockeyland Outlot SLU 24-01	Site plan approval with conditions granted on August 4, 2021.	Site plan approval extended for 12 months, August 2, 2023, subject to site plan amendment approval. Approved to apply for foundation permits. Revised site plan approved at September PC meeting. CofO contingent on satisfaction of all PC conditions of approval. Lot split application approved in October 2022. Approved to move forward with the process without finalized parking agreement. Construction underway. Planning Commission conditionally approved the site plan with amendments to the conditions regarding off-site shared parking agreements. SLU modification approved at March 6, 2024 PC Meeting. Big Boy / Hockeyland management met with City (building, planning, engineering, legal) and has submitted a plan to complete all outstanding items by September 30, 2024. Big Boy / Hockeyland met with City in October to discuss outstanding items.
RZ23-02 32981 & 32875 Utica Road Sheetz	Conditional rezoning from CBD to CG to operate a gas station and fast food restaurant.	Public hearing at the January 3, 2024 Planning Commission Meeting. Planning Commission recommended denial of conditional rezoning to City Council at January 3, 2024 Planning Commission Meeting.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		City Council approved Conditional Rezoning on October 30, 2024. Applicant is currently revising the agreement in accordance with conditions provided at the meeting. <i>“Motion by Perry supported by Sutherland to approve the conditional rezoning application RZ23-02 based on the information presented by Sheetz with modifications to the maintenance of landscaping, the presentation of a compliant lighting plan, and Sheetz covering the cost of any land transfers to neighboring residents.”</i> The site plan will return to Planning Commission, but Planning Commission will only be able to ensure that the conditions of the conditional rezoning agreement are met. Sheetz will return to City Council on May 8, 2025 to seek an amendment to their conditional rezoning agreement to allow for 30fc maximum illumination level under the gas pump canopy.
SP 24-01 ZBA 24-03 34400 Klein Foundation Solutions 360	Site Plan amendment to remove ZBA condition and add paved parking area. Variance amendment to remove shared parking requirement. Variance request to increase parking setback nonconformity.	The site plan will be reviewed at the April 3, 2024 PC meeting. The variance requests granted at the May 2, 2024 ZBA meeting. The site plan was approved at the June 5, 2024 PC meeting. The site plan is in engineering review.
SP 24-04 34625 Utica Road SLU24-02 34625 Utica Road ZBA 24-07 34625 Utica Road Mister Car Wash	Request for site plan approval for new car wash. Request for special land use for open air business (outdoor vacuums). Variance request to increase the maximum illumination levels.	Planning Commission approved the Special Land Use and conditionally approved the site plan on December 4, 2024 meeting. Planning Commission approved the site plan amendment on January 13, 2025. Zoning Board approved the variance for lighting at the January 16, 2025 meeting.
ZBA 24-06 33420 Utica Road Use Variance for multiplex development SP 24-07 33420 Utica Road	Request for a use variance to construct a multiplex development in the RM district. Request for site plan approval for multiplex development.	The Zoning Board of Appeals approved the use variance at the November 7, 2024 meeting. Planning Commission tabled site plan on January 13, 2025. Applicant to return with revisions. The site plan was conditionally approved at the March 5, 2025 meeting. The applicant has submitted updated plans that meet the conditions required and is now in engineering review.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
SP 24-08 17689 Masonic Blvd Strip Mall	Request for site plan approval for commercial strip mall.	Applicant postponed review at the January 13, 2025 Meeting. The applicant will revise site plan and return to Planning Commission. The site plan was conditionally approved at the March 5, 2025 meeting. The applicants is obtaining DPW approvals.
SP 25-01, 25-02 16945 Masonic Blvd ZBA 25-01 16945 Masonic Blvd De-Cal Mechanical	Request for new commercial driveway. Request for parking reduction variance and driveway width reduction variance	Planning Commission conditionally approved the proposal for a new commercial driveway at the February 5, 2025 Planning Commission Meeting. As a condition of approval the applicant is seeking 2 variances, 1 for parking reduction and one for driveway width. ZBA granted the parking reduction but not the driveway width on March 6 ,2025. The applicant is returning to Planning Commission on May 7, 2025 to seek Class A Nonconformity Status before alterations may be made as this is a legally non-conforming use.
SLU 25-01 32314 Utica Road Fraser Tire	Request to operate an auto repair and service center, which is requires SLU approval in the CG.	The Special Land Use was approved at the March 5, 2025 Planning Commission Meeting.
RZ 25-01, Hayes Road	Rezoning from RL to RM to develop site condominiums.	The applicant is seeking to rezone a parcel on Hayes Road near 14 Mile Road from RL to RM, in order to develop 8-site condominiums. The public hearing will be held on May 8, 2025 at the Planning Commission Meeting.

LOOKING FORWARD

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

CONTACT US

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

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