



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, March 5, 2025 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – March 5, 2025**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – January 13, 2025 & February 5, 2025**
- 6. Unfinished Business**
 - a. Site Plans
 - i. SP 24-07, 33420 Utica Road - Duplex Condominiums
 - ii. SP 24-08, 17689 Masonic Blvd - Strip Mall
- 7. New Business**
 - a. Public Hearings
 - i. SLU 25-01, 32314 Utica Road – Fraser Tire
 - ii. Driveway Expansion Text Amendments
 - b. Sidewalk Gap Project Discussion
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – February 2025**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment**

Posted: February 26, 2025



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**Fraser Planning Commission Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Monday, January 13, 2025 @ 7:00 p.m.**

1. Call Meeting to Order / Pledge of Allegiance

2. Roll Call

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

Absent: Barr

After Roll Call City Clerk Gitschlag swore in reappointed members Warunek and Meyer to new terms ending in 2027.

Motion by Farina, Meyer seconds to excuse Commissioner Barr and send condolences to her family on the passing of her daughter.

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

Nays: None

Absent: Barr

Motion Passes

3. Approval of Agenda – January 13, 2025

Motion by Keil, Warunek seconds to approve the Agenda for the January 13, 2025 minutes.

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

Nays: None

Absent: Barr

Motion Passes

4. Chairperson's Opening Remarks

5. Approval of Minutes – December 4, 2024

Motion by Keil, Tuller seconds to approve the Agenda for the January 13, 2025 minutes.

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

Nays: None

Absent: Barr

Motion Passes

6. New Business

a. Site Plans

i. SP 24-04, 34625 Utica Road - Mr. Carwash, Site Plan Amendment

Motion by Tuller, Warunek seconds to approve the proposed site plan amendment with the following conditions, which encompass the outstanding previously approved site plan conditions. 1. The necessary lot splits and lot combinations are administratively achieved.

1. A variance for the lighting to exceed the maximum illumination levels must be obtained or a compliant photometric plan must be submitted.

2. Planning Commission approved the EFIS building material and does not require any loading space.

3. Bicycle parking must be provided.

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

Nays: None

Absent: Barr

Motion Passes

ii. SP 24-07, 33420 Utica Road - Duplex Condominiums

Commissioners wish to see a revised plan that includes a possible open space or meeting area, a solution for trash removal, some articulation/variation in architecture and possible guest parking.

Motion by Farina, Keil seconds to postpone SP 24-07, 33420 Utica Road – Duplex Condominiums to the March 5th Planning Commission Meeting

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

Nays: None

Absent: Barr

Motion Passes

~~iii. SP 24-08, 17689 Masonic Blvd – Strip Mall~~
removed at applicant's request

b. Other

i. Election of Officers

Motion by Keil, Farina seconds to nominate Randy Warunek as Planning Commission Chair for 2025

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

Nays: None

Absent: Barr

Motion Passes

Motion by Czarnecki, Keil seconds to nominate Renee Meyer as Planning Commission Vice Chair for 2025

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

Nays: None

Absent: Barr

Motion Passes

Motion by Farina, Warunek seconds to nominate Trevor Tuller as Planning Commission Secretary for 2025

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

Nays: None

Absent: Barr

Motion Passes

ii. Annual Planning and Zoning Report and 2025 Work Plan

Motion by Farina, Tuller seconds to forward the Annual Planning and Zoning Report and 2025 Work Plan to City Council

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

Nays: None

Absent: Barr

Motion Passes

7. Unfinished Business

a. Driveway Expansion Text Amendments – Discussion

City Planner Sayre presented the issue to the Commission

8. Public Communication on Non-Agenda Items

9. Monthly Report – December 2024

City Planner Sayre presented her report and answered questions

10. Zoning Board of Appeals Member Liaison Report

Commissioner Farina recapped the last ZBA meeting

11. Commissioners' Comments and Items of Interest/Concern

Clerk Gitschlag encouraged Commissioners to get their ID badges from the DPS

**Fraser Planning Commission Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, February 5, 2025 @ 7:00 p.m.**

1. Call Meeting to Order / Pledge of Allegiance

Commissioner Warunek called the meeting to order and led us in the Pledge of Allegiance at 7:00pm

2. Roll Call

Present: Barr, Czarnecki, Keil, Meyer, Warunek

Absent: Tuller, Farina

Staff Present: City Planner Sayre, City Attorney Alexander Hishon, City Clerk Gitschlag

Motion by Meyer, Czarnecki seconds to excuse Commissioners Farina and Tuller

Ayes: Barr, Czarnecki, Keil, Meyer, Warunek

Nays: None

Absent: Tuller, Farina

Motion Passes

3. Approval of Agenda – February 5, 2025

Motion by Czarnecki, Keil seconds to approve the agenda with the removal the minutes of the January 13, 2025 meeting for adjustment.

Ayes: Barr, Czarnecki, Keil, Meyer, Warunek

Nays: None

Absent: Tuller, Farina

Motion Passes

4. Chairperson's Opening Remarks

Clerk Gitschlag swore in reappointed member Joanne Barr

~~5. Approval of Minutes – January 13, 2025~~

6. New Business

a. Site Plans

- i. SP 25-01, 16945 Masonic Boulevard, De-Cal Mechanical Renovation -Commercial Driveway

Petitioner Randy DeBeul addressed the Commission and explained his need for this proposed driveway addition.

Motion by Keil, Czarnecki seconds to approve the amendment to the site plan SP 25-01, 16945 Masonic Boulevard, De-Cal Mechanical Renovation with the condition of the ZBA approving a variance for the number of parking spots (under 26) and driveway expansion if necessary.

Ayes: Barr, Czarnecki, Keil, Meyer, Warunek

Nays: None
Absent: Tuller, Farina

Motion Passes

7. Unfinished Business

a. Driveway Expansion Text Amendments – Discussion

After a lengthy discussion about horseshoe driveways, RV storage access, water runoff and more the Commission agreed that they will propose changes to the ordinance *after* the Public Hearing that will be published for the March 5, 2025 Planning Commission Meeting.

Motion by Keil, Meyer seconds to schedule a Public Hearing on Driveway Expansions for March 5, 2025

Ayes: Barr, Czarnecki, Keil, Meyer, Warunek
Nays: None
Absent: Tuller, Farina

Motion Passes

8. Public Communication on Non-Agenda Items

9. Monthly Report – January 2025

10. Zoning Board of Appeals Member Liaison Report

11. Commissioners' Comments and Items of Interest/Concern

The question of "alternate members" for the commission was brought back for the Commission Attorney City Planner Sayre gave an update on the Zoning Ordinance Open House.

12. Adjournment

Motion by Meyer, Keil seconds to adjourn the meeting at 8:08pm

Ayes: Barr, Czarnecki, Keil, Meyer, Warunek
Nays: None
Absent: Tuller, Farina

Motion Passes

Site Plan Review Summary

Site Plan Dated 12/20/2024
City of Fraser, Michigan

SP 24-07



SITE ADDRESS / LOCATION

33420 Utica Road-
03-11-31-427-003

APPROVING BODY

Planning Commission

PUBLIC HEARING DATE

N/A

STAFF REPORT CONTACT INFORMATION

Building Clerk – (586) 293-3100 ext. 154
Planning Consultant – Lauren Sayre, AICP – (586) 293-3100 ext. 153

APPLICANT / PROPERTY OWNER

Osama Razooq, Applicant
Ayad Razooq, Property Owner

BRIEF SUMMARY OF REQUEST:

The applicant, Osama Razooq, proposes to construct a multiplex development consisting of 7 duplex buildings, for a total of 14 residential units on a 1.56-acre parcel. The zoning district that the property is located in (RM) does not allow for multiplex developments, however, the applicant was approved for a use variance.

The site includes 7 duplexes which are positioned in a line with a shared parking and access driveway on the north side of the property. The duplexes would face north under the proposed layout. The applicant intends to sell each unit individually as condominiums with a master deed.



EXISTING SITE INFORMATION:

SITE ZONING + LAND USE

RM – Residential
Medium District,
Vacant Home

SURROUNDING ZONING + LAND USE

North- RM; Apartment complex
South- RH; Fraser Villa, Senior
Living
East- RM ; Single family homes
West- RH (across Utica Rd);
Single family homes

SITE IMPROVEMENTS

New multiplex
development with
associated
parking

SIZE OF SITE + FRONTAGE

Total site area = 1.56 acres
Approximately 120.04 ft. frontage
on Utica Road

Compatibility with Zoning Ordinance

The one-family districts are established to provide principally for one-family dwellings at varying densities. The specific interest of these districts is to encourage the construction and continued use of one-family dwellings and to prohibit the use of the land which would substantially interfere with the development of one-family dwellings and to discourage any land use which, because of its character and size, would create requirements and costs for public services substantially in excess of those at the specified densities and to discourage any land use which would generate excessive traffic on local streets. Two-family dwellings are compatible with the zoning ordinance subject to meeting the requirements and standards.

Compatibility with Master Plan

The 2021 Master Plan designates the subject site as Multi-Family Residential. The appropriate land uses identified for the Multi-Family Residential areas are as follows: "Typical uses include multi-unit residential dwelling units such as apartment complexes. The areas designated as Multi-Family Residential are planned for a minimum of 9 units per acre. However, higher density development is also appropriate here if it is determined that specific sites may comfortably accommodate more units".

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.

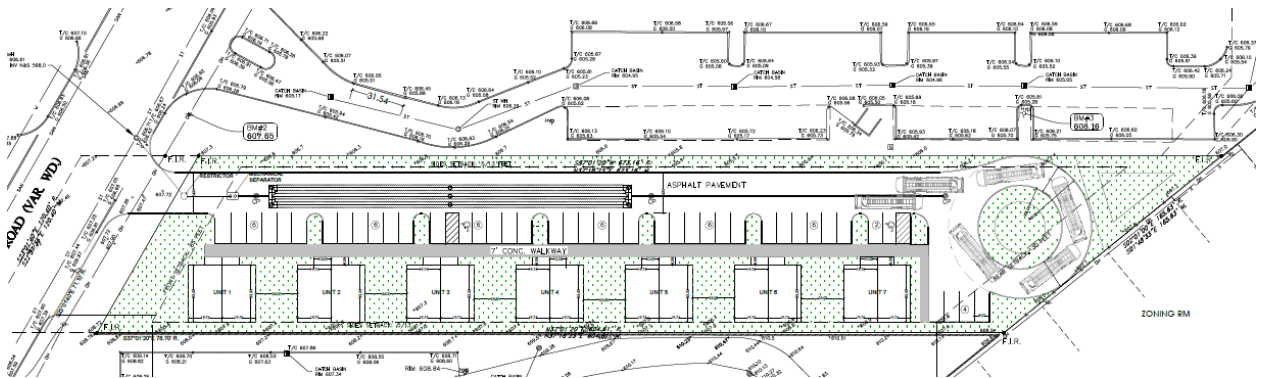
1. RM, Residential Medium – One Family District (Section 32-122)

a. Zoning and Land Use (Section 32-122 (1) and (2))

The subject development site is zoned RM, Residential Medium One Family, which does not permit multiple-family residential. The applicant received a use variance (ZBA 24-06), to construct 7 duplexes, for a total of 14 units, in the RM district.

The 2021 Master Plan designates the subject site as Multi-Family Residential. The appropriate land uses identified for the Multi-Family Residential areas are as follows: “Typical uses include multi-unit residential dwelling units such as apartment complexes. The areas designated as Multi-Family Residential are planned for a minimum of 9 units per acre. However, higher density development is also appropriate here if it is determined that specific sites may comfortably accommodate more units”.

The proposed development is 14 units, which is almost exactly the intended density, which would be 13.5 units for this site. Thus, this development is very consistent with the Master Plan.



b. Dimensional Requirements (Section 32-122 (3) through (5))

Section 32-191 specifies requirements for two-family dwellings and Section 32-122 specifies requirements for single family residential districts. Both Sections are applicable to this development and the stricter provision shall be the provision that is required for compliance.

Requirement	Ordinance Section	RM District Requirements	Proposed	In Compliance
Minimum Lot Size	Sec. 32-191(3)	9,600 sq. ft. (per two-family building)	67,953.6 sq. ft. lot 9,707.7 sq. ft. per dwelling building	Yes
Minimum Lot Width	Sec. 32-191(3)	80 ft.	120.04 ft.	Yes
Maximum Lot Coverage	Sec. 32-122(4)	30%	16.74%	Yes
Front Yard Setback	Sec. 32-122(3)	85 ft.	> 85 ft.	Yes
Side Yard Setback	Sec. 32-122(3)	5/13 ft.	5/13 ft. specified on both side setbacks	<u>Appears compliant but need applicant to provide exact dimensions for side setbacks.</u>
Rear Yard Setback	Sec. 32-122(3)	30 ft.	> 30 ft.	<u>Appears compliant but need applicant to provide exact building height</u>
Building Height	Sec. 32-122(4)	2 stories, 30 ft.	2 stories	Yes
Minimum Floor Area	Sec. 32-191(3)	800 sq. ft.	1,266 sq. ft.	Yes

2. Off-Street Parking and Loading Requirements (Article VI)

According to Section 32-93 (1), two parking spaces are required for each one-bedroom dwelling unit. An additional one-half parking space shall be provided for each additional bedroom over one bedroom. The applicant proposes 3 bedrooms, so 1 space must be added totaling 3 spaces required per dwelling unit. This site will require 42 parking spaces, which is what is proposed. Therefore the number of spaces is compliant.

All parking spaces are required to be 9 feet by 20 feet, unless they overhang a 7-foot sidewalk or a curbed landscaped area, where they can be 18 feet. Parking stall dimensions were not provided on the site plan, however there is an indication of a 7-foot sidewalk. The applicant must provide parking stall dimensions.

The applicant also is required to provide 2 ADA barrier free spaces. **They have included the required 2 spaces, but these also require dimensions and must meet federal minimum standards for barrier free spaces, and the applicant must provide these dimensions.**

Per Sec. 32-94(2), a ninety-degree parking pattern requires one of the following configurations:

Space Width	Space Length	Maneuvering Width	Two Tiers of Parking & One Maneuvering Lane
9.0 feet	20 feet	24 feet	64 feet
9.5 feet	20 feet	22 feet	62 feet
10 feet	20 feet	20 feet	60 feet

A 24 foot maneuvering lane is provided, which will allow for compliance if the parking stalls are 9 feet, which is the minimum permitted, so this will be compliant.

3. Outdoor Storage (Section 32-52)

No outdoor storage is proposed on the site plan.

4. Architecture and Building

The elevations of the building are shown on Sheet A-2. The exterior of the building is proposed to contain a mix of brick and face brick, as well as vinyl siding and asphalt shingles. While there is a mix of materials, we would ask the applicant to consider the following design elements to improve the visual interest in the development. Please note that these are not required by the Zoning Ordinance but are being requested as a best practice.

- Faux windows
- Contrasting colors
- Overhangs and eaves
- Articulation
- Recesses or protrusions to add depth

5. Landscaping (Section 32-84)

Landscaping is required according to Section 32-122(5) and Section 32-191(c). The site plan did not include a landscape plan. Areas of the site not required to be hard-surfaced shall be sodded and, where appropriate, planted with trees and shrubs. **The applicant shall provide a landscape plan compliant with Section 32-84.**

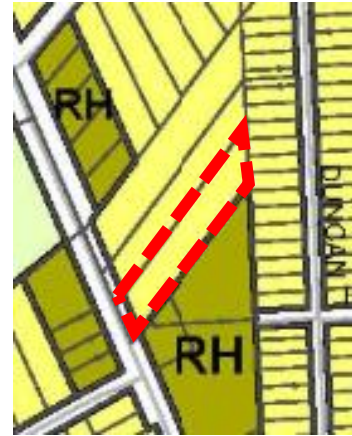
6. Dumpster and Trash Removal

There is not a proposed dumpster; however, it is assumed each family dwelling will have their own roll-out trash receptacle. **The applicant shall provide details of trash removal plans.**

7. Screening (Section 32-82)

Per Sec. 32-82, Screening shall be required between any use district that abuts any other use district or an existing residentially used lot or parcel, except for adjoining one- or two-family districts or dwellings. Plans shall not be approved unless a protective wall or a greenbelt with a fence and/or landscaped berm has been properly indicated and meets planning commission requirements.

Screening is required between the project site and the adjacent parcels to the south and the east. The southern adjacent parcel is a differing use district (RH), however, there is an existing masonry wall on the south lot line (Fraser Villa) that satisfies this requirement. The eastern adjacent parcels (rear property line) are the same use district but is abutting a residentially used lot as a multi-family use, which will require screening compliant with Sec. 32-82. **The applicant must provide adequate screening, that is compliant with Sec. 32-82, along the rear property line.**



8. Lighting (Section 32-86)

No photometric plan has been submitted. **The applicant should prepare and submit a photometric plan compliant with Sec. 32-86.**

9. Signs (Section 32-85)

No signs are proposed on the site plan. Any future signs shall comply with Section 32-85.

10. Pedestrian and Safety Circulation

There is an existing sidewalk in the right-of-way along Utica Road. The site plan proposes to build a new 7-foot wide sidewalk along the edge of the parking lot next to the building. We recommend that the new sidewalk be connected to the existing sidewalk along Utica Road. This recommendation is also not required by the ordinance, but we would ask the applicant to consider connecting the internal sidewalk to the existing sidewalk along Utica Road to improve pedestrian circulation within the site and to contribute to Fraser's ongoing efforts for sidewalk and pedestrian connectivity.

11. Reviewing Entities

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

Public Safety: Our concerns with the turnaround regarding the Utica Road project appear to have been addressed based on the revised plan. The issue regarding fire hydrants remains for Utica Road. If an easement isn't obtained to ensure the access and use of the hydrants immediately north, a hydrant may be required based on the requirements of minimum distance less than 600ft for Group R-3, outlined in 507.5.1 the 2015 IFC as adopted. Based on a quick Google Earth measurement, the hydrants on Utica will be very close to providing this minimum. A reminder this measurement must be approved route, not as the crow flies. Approved route would be along Utica Road, Turning into driveway and extending to the furthest part of the furthest building.

Engineering: Engineering previously provided comments on the project when the project appeared before the ZBA for a use variance on November 5, 2024. The applicant was provided these comments and addressed some in the updated site plan, however, we have not received comments from Engineering as of 1.3.2025. We will send any comments received ASAP ahead of the meeting.

RECOMMENDATION

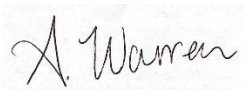
Based on the above review, additional information is required from the applicant to demonstrate that the proposed site plan will be compliant with Zoning Ordinance requirements. At this time, since the applicant has several outstanding items, we recommend the applicant revise their site plan. If the Planning Commission is inclined to approve the proposal, we recommend approval be conditioned on the following requirements:

1. The applicant shall provide dimensions for the side and rear setback that is compliant with Section 32-122.
2. The applicant shall provide parking stall dimensions that are compliant with Section 32-94(2) and federal requirements, for all spaces, barrier free and non-barrier free.
3. The applicant shall provide a landscape plan compliant with Section 32-84.
4. The applicant shall provide details of trash removal plans.
5. The applicant must provide adequate screening, that is compliant with Sec. 32-82, along the rear property line.
6. The applicant should prepare and submit a photometric plan compliant with Sec. 32-86.

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 with any questions at (586) 593-3100 x 153 or zoning@micityoffraser.com.

Respectfully,

McKENNA



Alicia Warren
Associate Planner



Lauren Sayre, AICP
Senior Planner

Cc: Applicant
City Manager
Building Official
City Attorneys
City Engineer

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

CITY OF FRASER

APPLICATION FOR SITE PLAN REVIEW/SPECIAL LAND USE APPROVAL

☒ Site Plan
 ☐ Special Land Use

Name of Project: _____	
Address of Project: <u>33420 Utica Rd.</u>	
Proposed Use: <u>Construct 14 Condos</u>	
Applicant's Name: <u>Osama Razooq</u>	
Address: <u>8755 Crestview Dr</u>	
City: <u>Sterling Hts</u>	Zip: <u>48312</u> Phone: <u>619-592-5762</u>
Parcel Identification: _____	
Complete Legal Description: (use opposite side or attach separately)	
Zoning: <u>RM</u>	Size in acres: <u>1.5</u> Parcel Width: <u>120'</u> Parcel Length: <u>600'</u>
Legal Owner:	
Name: <u>Ayad Razooq</u>	Phone #: <u>586-219-1507</u>
Address: _____	
Site Plan Preparer's Name: <u>Bearing Construction and Consulting, LLC</u>	
Phone: <u>248-470-9057</u>	Fax: _____
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.): <u>Owner's brother and the owner is presenting too</u>	

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

Signature of Legal Property Owner

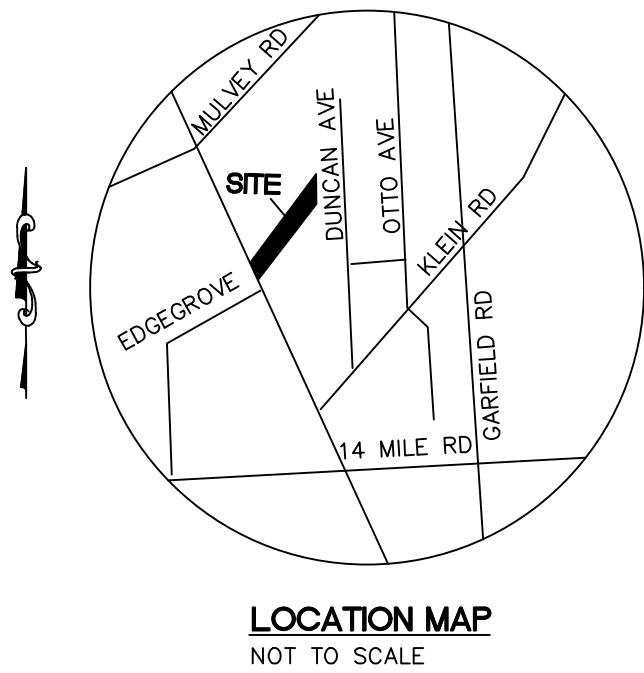
Osama Razooq
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Ayad Razooq
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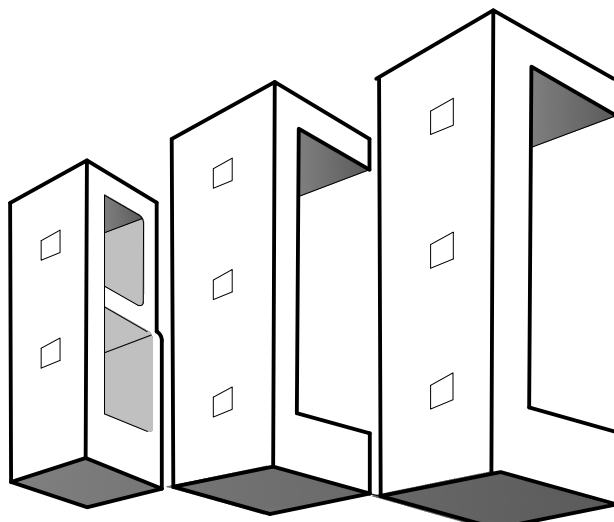
CITY OF FRASER

PROPOSED
14 UNITS
CONDOMINIUM
PROJECT

33420 UTOCA ROAD
FRASER, MI



ENGINEER



**BEARING
CONSTRUCTION
AND
CONSULTING
L.L.C**

**32969 HAMILTON CT.
STE. 120
FARMINGTON HILLS, MI
bearingcon@gmail.com
Ph: (248)470-9057**

LEGAL DESCRIPTION:
Land situated in the City of Fraser, County of Macomb, State of Michigan

Commencing at the Southeast corner of Section 31, Town 2 North, Range 13 East, thence South 88 degrees 12 minutes 20 seconds West 840.34 feet; thence North 23 degrees 01 minutes 40 seconds West 1339.88 feet recorded (1353.88 feet per tax assessors records) along the center line of Ulica Road to the point of beginning; thence North 37 degrees 01 minutes 20 seconds East 604.61 feet; thence North 02 degress 01 minutes West 165.63 feet; thence South 37 degrees 01 minutes 20 seconds West 673.16 feet to a point on the center line of Ulica Road; thence South 23 degrees 01 minutes 40 seconds East 120.40 feet along said center line of Ulica Road to the point of beginning.

Aportion of the above described parcel also being a part of Lot 72 of Assessor's Plat No. 3 of part of South 1/2 of Southeast 1/4 of Section 31, Town 2 North, Range 13 East, Village of Fraser, Macomb County, Michigan, according to the plat thereof as recorded in Liber 14, Page 27 of plats, Macomb County Records. Said portion of Lot 72 also described as follows: Beginning at the Northwest corner of Lot 72; thence South 23 degrees 01 minutes 40 seconds East 71.10 feet; thence North 37 degrees 01 minutes 20 seconds East 78.70 feet to a point on the North line of said Lot 72; thence West along said North line of Lot 72 to the point of beginning, except that part taken for widening of Ulica Road as recorded in Liber 5829, Page 10, Macomb County Records.

SITE INFO:

ZONING:
PARCEL IS IN ZONE RM (RESIDENTIAL MEDIUM-ONE FAMILY)
PARCEL #: 03-11-31-427-003

PROPERTY AREA EXCLUDING R.O.W=59,500 sf =====> 1.37 ac

PROPOSED BUILDINGS:
14 CONDOMINIUMS IN 7 BUILDINGS, EACH BUILDING HAS 1,423 sf GROUND FLOOR AREA.

TOTAL BUILDING GROUND FLOOR AREA= 7x1,423 = 9,961 sf
PAVEMENT AREA (CONC. & ASPH.) =3,213+22,576=25,689 sf
TOTAL IMPERVIOUS AREA =35,650 sf

BUILDING COVERS 9,961/59,500 x 100%=16.74%
IMPERVIOUS AREA COVERS 35,650 / 59,500 x100%=59.9%

PARKING SPACES
REQUIRED:
ALL UNITS ARE 3 BEDROOMS HOME
2 PARKING SPACES FOR 1st BEDROOM PLUS 1/2 FOR EACH ADDITIONAL BEDROOM=3 SPACES
TOTAL REQUIRED IS 14x3=42 PARKING SPACES

PROVIDED:
42 PARKING SPACES INCLUDING 2 ADA SPACES

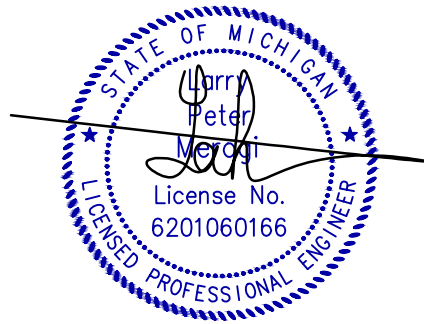
SETBACKS:

FRONT: 85 FEET FROM CENTER LINE OF ROAD
BACK: 30 FEET
SIDES: 5/13 FEET

NOTE: SETBACK INFORMATION TO BE VERIFIED BY THE CITY OF FRASER PRIOR TO ANY DESIGN OR DEVELOPMENTS.)

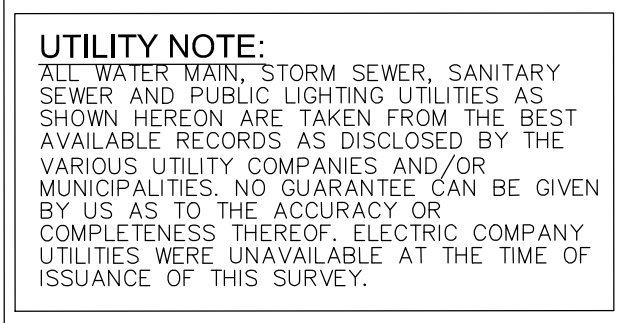
Drawing Index

- CIVIL PLANS
C-0 COVER SHEET
T-1 TOPOGRAPHIC PLAN
C-1 SITE PLAN
- ARCHITECTURAL PLANS
A-0 COVER SHEET
A1 FLOOR PLAN
A2 ELEVATIONS
A3 WALL SECTIONS
A4 3D VIEWS



C-0
COVER SHEET

11/22/2024			



I HEREBY STATE THAT I HAVE SURVEYED THE LAND HEREIN DESCRIBED
AND THAT THIS MAP REPRESENT THE RESULTS OF THE SURVEY.

- GRAPHIC SCALE**
-
- (IN FEET)
1 INCH = 30 FT.

STATE OF MICHIGAN
AYMAN A. TAMIMI
PROFESSIONAL SURVEYOR
NO. 4001055485
LICENSED PROFESSIONAL SURVEYOR

AYMAN TAMIMI, PS NO. 4001055485

**BEARING
CONSTRUCTION
AND
CONSULTING
L.L.C**
32969 HAMILTON CT.
STE. 120
FARMINGTON HILLS, MI
PH:(248) 470-9057

PROJECT

PROPOSED
MULTI FAMILY
COMPELX

33420 UTICA
FRASER, MI

CLIENT

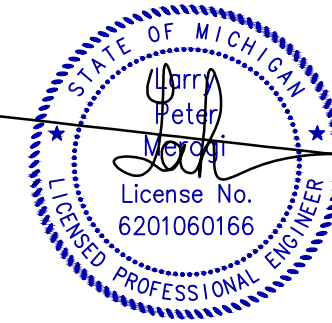
REVISIONS

11/22/2024

NOTES

APPROVED BY
LARRY MEROGI

SEAL



SCALE:

AS NOTED

DATE

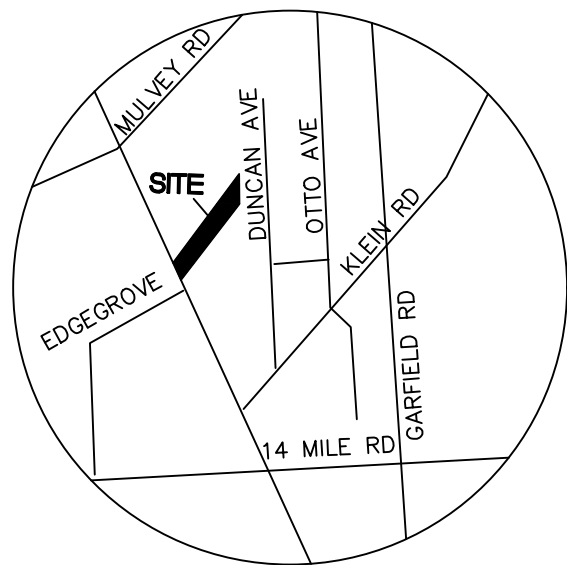
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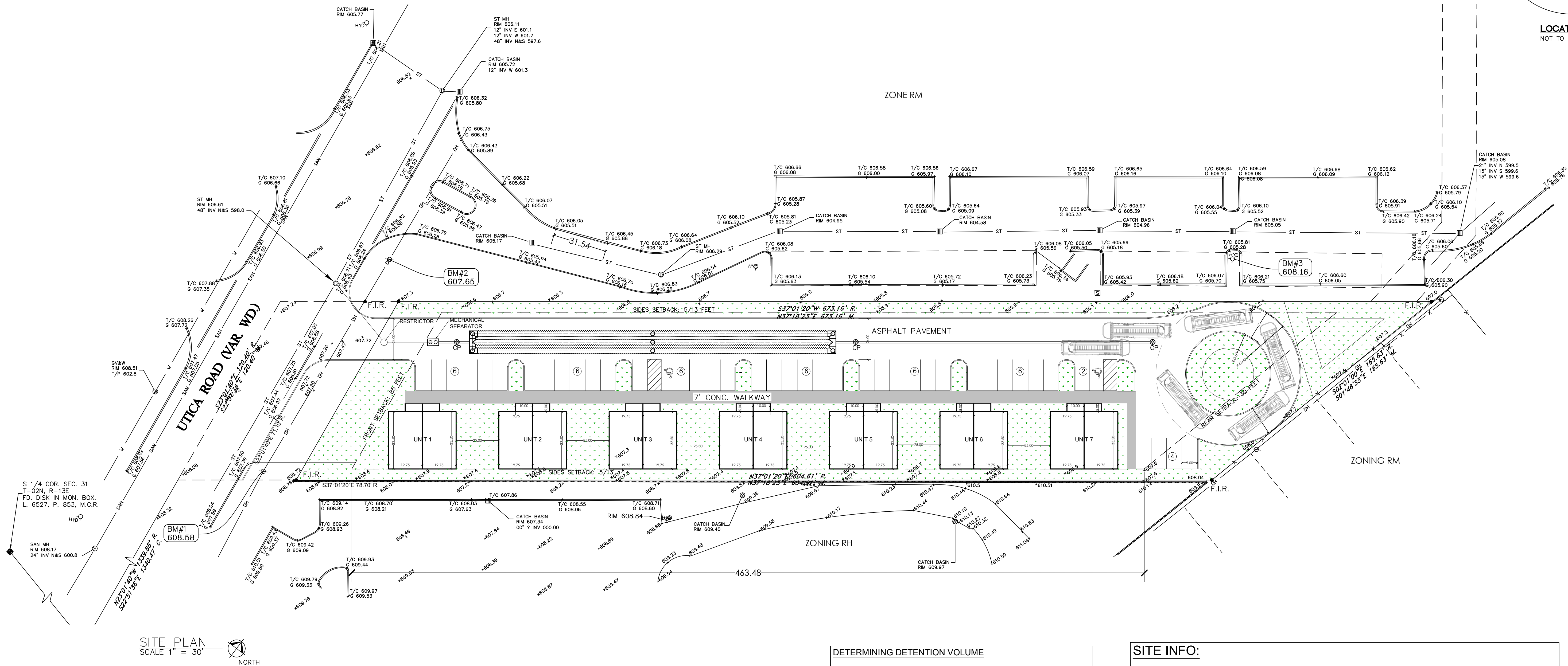
SITE PLAN

SHEET

C-I



LOCATION MAP
NOT TO SCALE



BENCHMARK DATA, NAVD-88 DATM
BENCHMARK#1 SET PK NAIL IN WEST FACE OF UTILITY POLE
EAST SIDE OF UTICA ROAD BY PROPERTY SOUTHWEST CORNER.
ELEVATION 608.58

BENCHMARK#2 SET PK NAIL IN WEST FACE OF UTILITY POLE
EAT SIDE OF UTICA ROAD ±30 FEET NORTH OF PROPERTY.
ELEVATION 607.65

BENCHMARK#3 ARROW ON HYDRANT NORTH OF PROPERTY ±115
FEET EAST OF EAST PROPERTY LINE.
ELEVATION 608.16

LEGAL DESCRIPTION:
Land situated in the City of Fraser, County of Macomb, State of Michigan

Commencing at the Southeast corner of Section 31, Town 2 North, Range 13 East, thence South 88 degrees 12 minutes 20 seconds West 840.34 feet; thence North 23 degrees 01 minutes 40 seconds West 1339.88 feet recorded (1353.88 feet per tax assessors records) along the center line of Utica Road to the point of beginning; thence North 37 degrees 01 minutes 20 seconds East 604.61 feet; thence North 02 degress 01 minutes West 165.63 feet; thence South 37 degrees 01 minutes 20 seconds West 673.16 feet to a point on the center line of Utica Road; thence South 23 degrees 01 minutes 40 seconds East 120.40 feet along said center line of Utica Road to the point of beginning.

Aporion of the above described parcel also being a part of Lot 72 of Assessor's Plot No. 3 of part of South 1/2 of Southeast 1/4 of Section 31, Town 2 North, Range 13 East, Village of Fraser, Macomb County, Michigan, according to the plat thereof as recorded in Liber 14, Page 27 of plats, Macomb County Records. Said portion of Lot 72 also described as follows: Beginning at the Northwest corner of Lot 72; thence South 23 degrees 01 minutes 40 seconds East 71.10 feet; thence North 37 degrees 01 minutes 20 seconds East 78.70 feet to a point on the North line of said Lot 72; thence West along said North line of Lot 72 to the point of beginning, except that part taken for widening of Utica Road as recorded in Liber 5829, Page 10, Macomb County Records.

DETERMINING DETENTION VOLUME

AREA OF SITE = 59,500 sq.ft. = 1.37 acres
IMPERVIOUS AREA= BUILDING AREA+WALKWAY+ASPHALT PAV. = 9,961+3,213+23,026=36,200 sf
PERVIOUS AREA=23,300 sf

C PERVIOUS= 0.25
C IMPERVIOUS= 0.95

AVERAGE (C) VALUE FOR PROPOSED CONDITIONS:
(0.25X23,850 + 0.95X35,650)/59,500 = 0.67
AVERAGE RUNOFF COEFFICIENT (C) = 0.67

Qa = 1 cfs/acre
Qo = 1/(1.37x0.67) = 1.09 cfs

T = .25+(√((5562.5/1.09)) - 40QoT = 53 MIN.

Vs = (10500T/(T+25)) - 40QoT = 4,824 ft³

Vt (REQUIRED) = 4,824x1.37x0.67 = 4,428 ft³

Vt (PROVIDED) = THREE (3) 36", 210' LONG CORRUGATED H.D.P.E PIPES:
3x210x3"x3.14/4=4,453 ft³ > 4,428 sf OK

PROJECT:

THE PROJECT IS TO BUILD 7 BUILDINGS EACH HAS 2 UNITS

SITE INFO:

ZONING:
PARCEL IS IN ZONE RM (RESIDENTIAL MEDIUM-ONE FAMILY)
PARCEL # : 03-11-31-427-003

PROPERTY AREA EXCLUDING R.O.W=59,500 sf =====> 1.37 ac

PROPOSED BUILDINGS:
14 CONDOMINIUMS IN 7 BUILDINGS, EACH BUILDING HAS 1,423 sf GROUND FLOOR AREA.

TOTAL BUILDING GROUND FLOOR AREA= 7x1,423 = 9,961 sf
PAVEMENT AREA (CONC. & ASPH.) =3,213+22,576=25,689 sf
TOTAL IMPERVIOUS AREA =35,650 sf

BUILDING COVERS 9,961/59,500 x 100%=16.74%
IMPERVIOUS AREA COVERS 35.650 / 59,500 x100%=59.9%

PARKING SPACES
REQUIRED:
ALL UNITS ARE 3 BEDROOMS HOME
2 PARKING SPACES FOR 1st BEDROOM PLUS 1/2 FOR EACH ADDITIONAL BEDROOM=3 SPACES
TOTAL REQUIRED IS 14x3=42 PARKING SPACES

PROVIDED:
42 PARKING SPACES INCLUDING 2 ADA SPACES

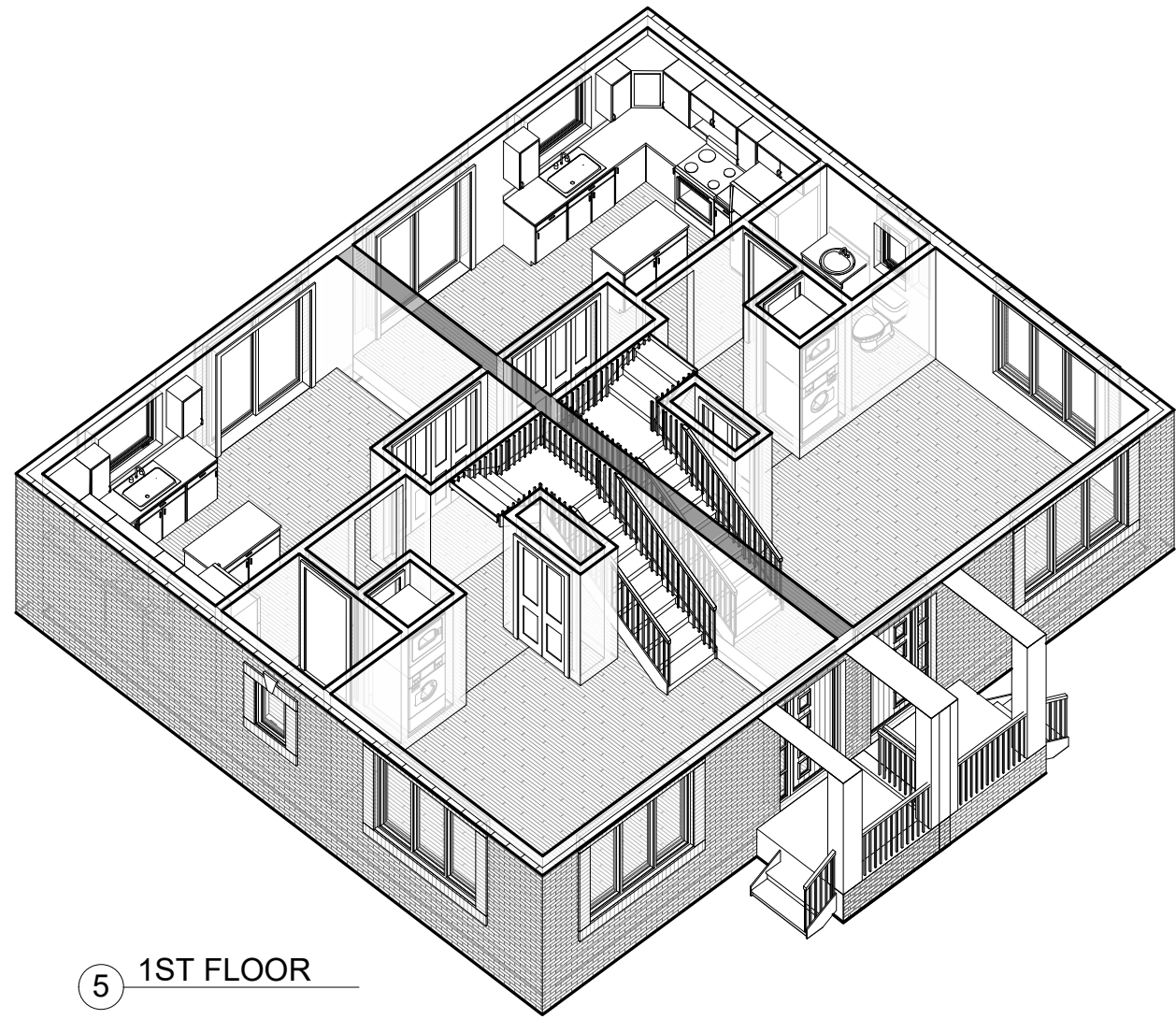
SETBACKS:

FRONT: 85 FEET FROM CENTER LINE OF ROAD
BACK: 30 FEET
SIDES: 5/13 FEET

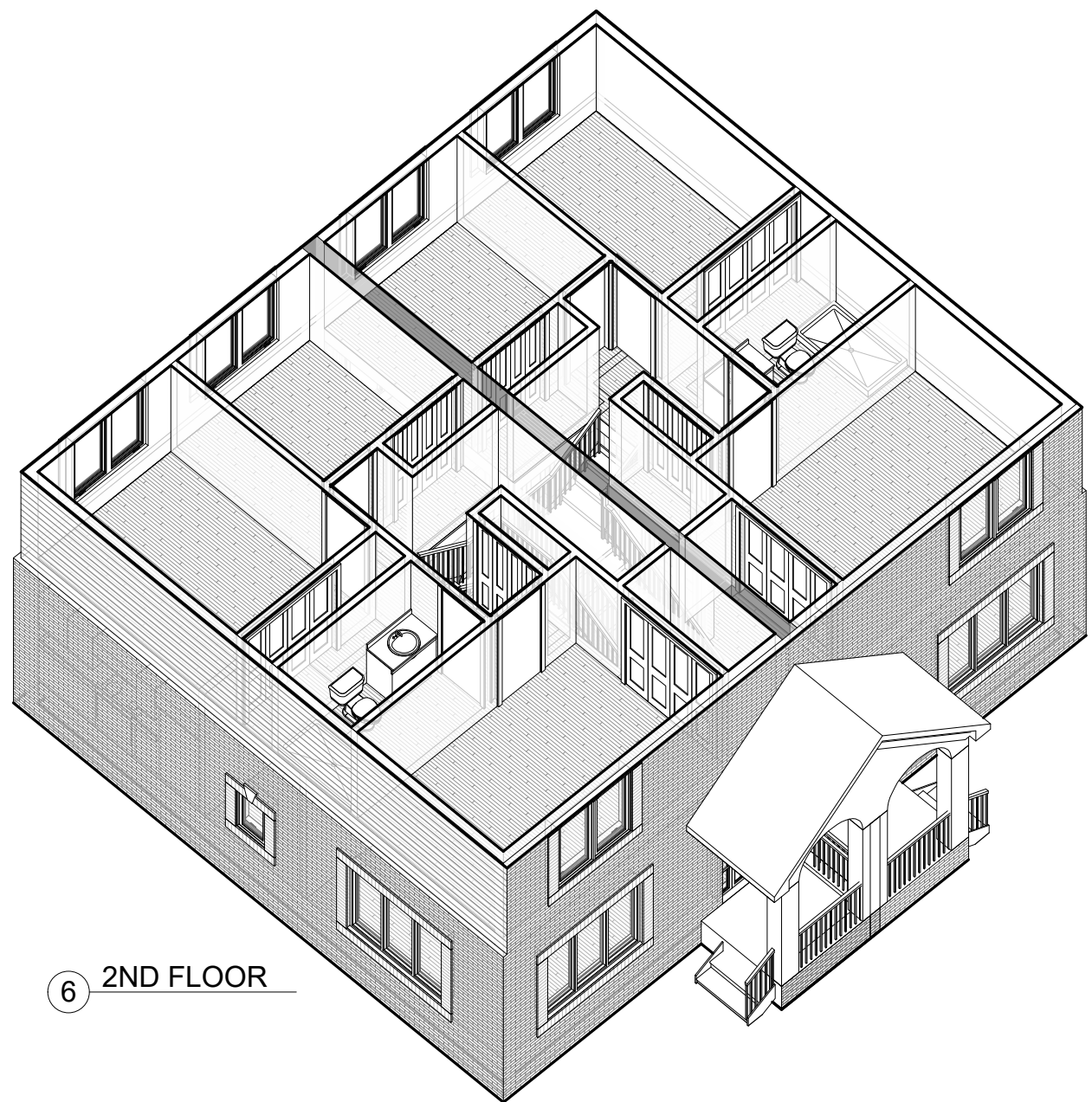
NOTE: SETBACK INFORMATION TO BE VERIFIED BY THE CITY OF FRASER PRIOR TO ANY DESIGN OR DEVELOPMENTS.)

Multi Family Homes

33420 Utica Rd. Fraser, MI 48026



5 1ST FLOOR

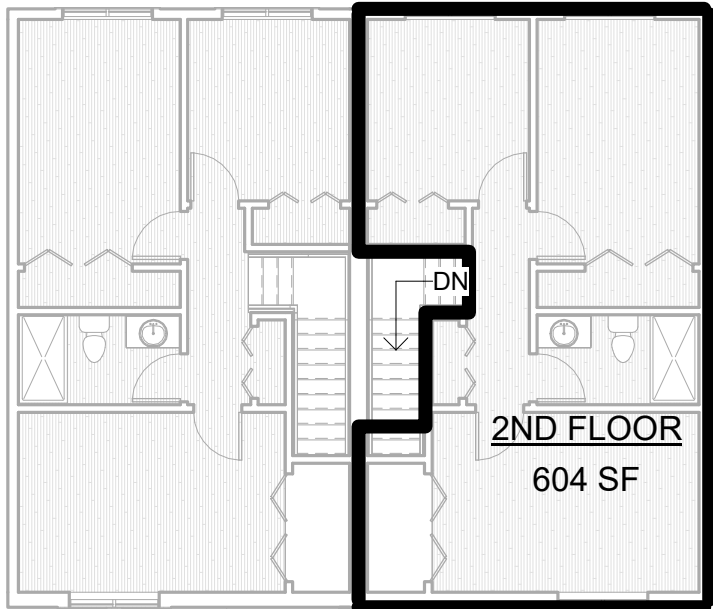


6 2ND FLOOR

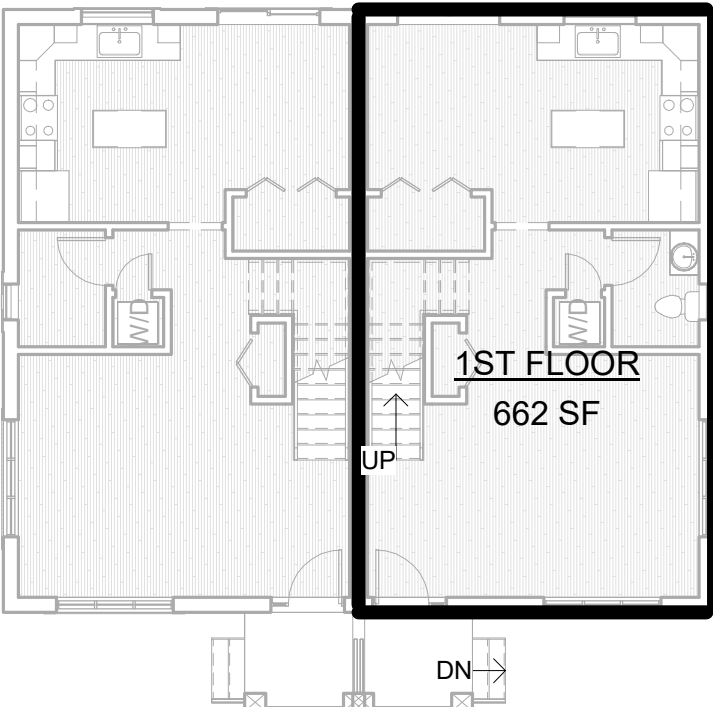
SHEET LIST	
#	Sheet Name
A0	COVER SHEET
A1	FLOOR PLANS
A2	ELEVATIONS
A3	WALL SECTIONS
A4	3D VIEWS

DESIGN LOADS		
LOCATIONS	LIVE LOADS	DEAD LOADS
LIVING AREAS	40 PSF	15 PSF
BEDROOM AREAS	30 PSF	15 PSF
BALCONIES	60 PSF	5 PSF
WIND	90 MPH WIND CALCULATED PER MRC	
SNOW	CALCULATED PER MRC	
ROOF	TOP C.	25 PSF
	BOTT. C.	10 PSF
		5 PSF

AREA	
Name	Area
1ST FLOOR	662 SF
2ND FLOOR	604 SF
	1266 SF



2 Second Floor
3/32" = 1'-0"



1 First Floor
3/32" = 1'-0"

SMOKE ALARM
317.1 SINGLE- AND MULTIPLE- STATION SMOKE ALARMS, SINGLE AND MULTIPLE STATION SMOKE ALARM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1- IN EACH SLEEPING ROOM.
2- OUTSIDE OF EACH SEPARATE SLEEPING AREA MAXIMUM TEN-FOOT FROM THE BEDROOM DOOR.
3- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL NOTES FROM MICHIGAN RESIDENTIAL CODE 2015

FRAMING:
-NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER SHALL NOT BE LONGER THAN ONE THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER. -TOP PLATES WOOD STUDS WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. -DRILLING AND NOTCHING STUDS: ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 PERCENT OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8" TO THE EDGE OF THE STUD AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS THE A CUT OF A NOTCH. -WHEN THE TOP PLATE OF AN EXTERIOR OR INTERIOR LOAD BEARING WALL IS CUT BY MORE THAN 50 WIDTH A GALVANIZED METAL TIE NOT LESS THAN 0.054 INCH THICK AND 1.5 INCH WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16D NAILS.
-JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3 INCHES AND SHALL BE NAILED TOGETHER WITH A MIN. OF THREE FACE NAIL. -JOIST FRAMING INTO THE SIDE OF WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIP NOT LESS THAN NOMINAL 2 INCHES BY 2 INCHES. -THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" INCHES OF BEARING ON WOOD AND NOT LESS THAN 3 INCHES ON CONCRETE.
FLASHING:
-FLASHING INSPECTION WILL BE REQUIRED PRIOR TO INSTALLING THE FULL WALL OF BRICK. -WEEP HOLES: WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTH OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. SHALL NOT BE LESS THAN 3/16" IN DIAMETER. -PROVIDE CORROSION-RESISTANT FLASHING AT THE EXTERIOR FRONT PORCH AT THE LINE OF ATTACHMENT WITH THE HOUSE AT THE FOYER.

FIRE SAFETY
-FIRE BLOCKING SHALL BE PROVIDED BY USING BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIAL AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, AT THE CONCEALED SPACE BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN, AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT THE CEILING AND FLOOR LEVEL.
-DRAFT STOP SHOULD BE INSTALLED AT THE SECOND FLOOR AND DIVIDE THE FLOOR AREA INTO TWO EQUAL AREAS. IF FLOOR FRAMING CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS, DRAFT STOPPING MATERIAL SHOULD BE 1/2" GYPSUM BOARD. (R502.12 MI. RES. CODE 2015)

EXTERIOR FINISHES:
-BRICK VENEER IS ANCHORED TO WOOD STUDS BY USING CORRUGATED SHEET METAL TIES, NO 22 U.S. GAGE BY 7/8" CORRUGATED, SPACED AT 24" HORIZONTALLY AND 16" VERTICALLY. -ADDITIONAL METAL TIES WILL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION.

INTERIOR FINISHES:
-BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NONABSORBENT SURFACE AND SHALL EXTEND TO A HEIGHT OF 6 FT ABOVE THE FLOOR.
-GYPSUM BACKER: GYPSUM BOARD USED AS THE BASE OR BACKER BOARD FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER NONABSORBENT FINISH MATERIAL SHALL CONFIRM WITH ASTM C 630 OR C1178. WATER RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED TO BE USED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES ON CENTER FOR 1/2" THICK OR 16 INCHES FOR 5/8" INCH THICK GYPSUM BOARD.
-TEMPERED GLASS SHOULD BE USED OVER THE MASTER TUB.
ROOM CEILING HEIGHTS:
-HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, LAUNDRY ROOMS AND BASEMENT SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.
ROOM CEILING HEIGHTS:
-HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, LAUNDRY ROOMS AND BASEMENT SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.

SMOKE ALARMS:
-THE SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
-ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
-THE SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHEN PRIMARY POWER IS INTERRUPTED SHALL RECEIVE POWER FROM BATTERY WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.

ROOF CONSTRUCTION:
-TRUSS MANUFACTURER SHALL HAVE TRUSS TIES PROVIDED AT BEARING LOCATIONS IN ACCORDANCE WITH TABLE 802.11.1 A OF THE CODE. CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE UPLIFT FORCES FROM THE TRUSS TIES TO THE FOUNDATION. WIND UPLIFT PRESSURE ON ROOF ASSEMBLIES SHALL BE DETERMINED USING THE EFFECTIVE WIND AREA OF 100 SQ. FT. AND ZONE 1 IN TABLE R301.2(2).

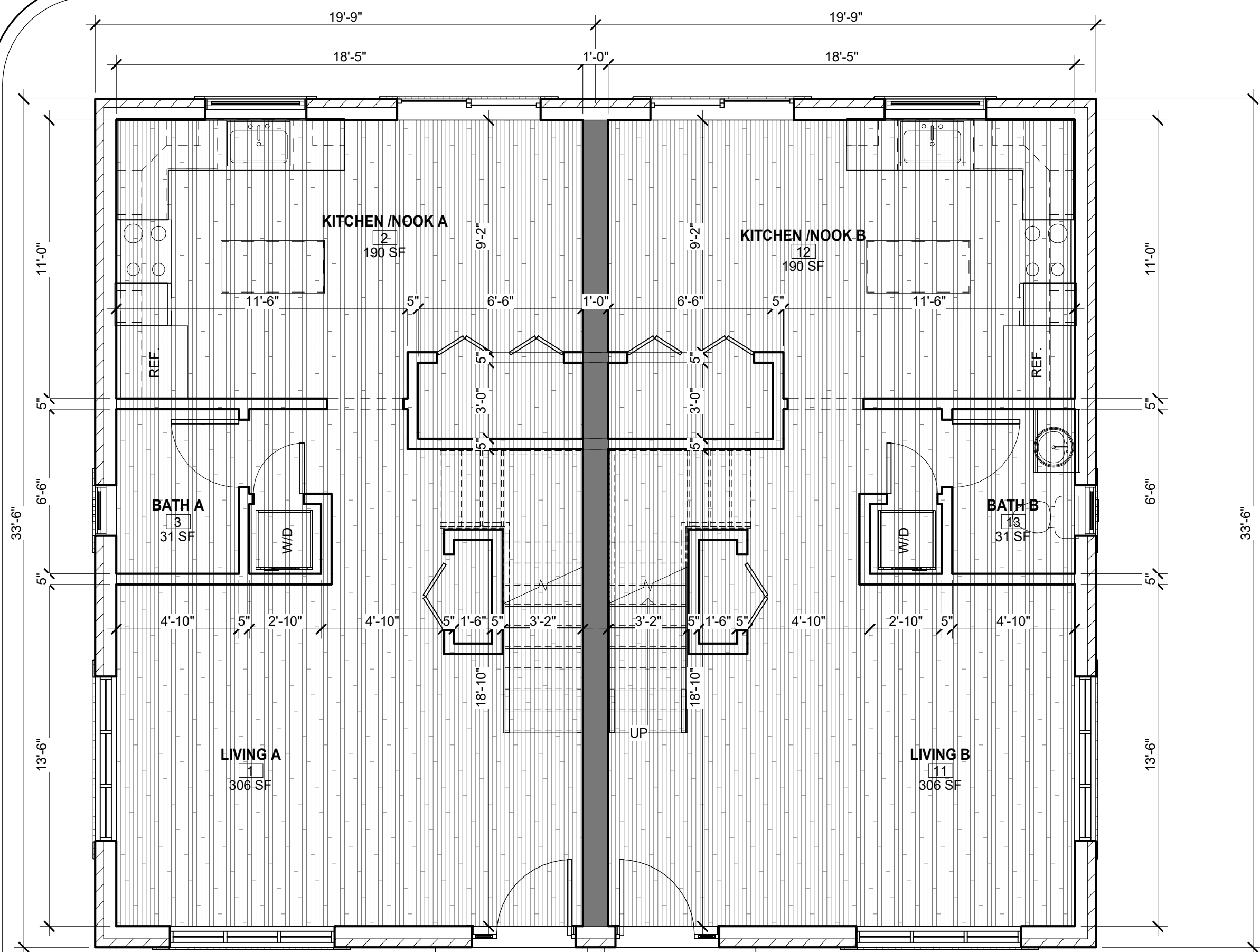
EMERGENCY ESCAPE:
EVERY SLEEPING SPACE SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE WINDOW WITH SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR, MIN. NET CLEAR OPENING HEIGHT 20" AND MIN. NET OPENING WIDTH OF 20". R310 MICH. RESIDENTIAL CODE 2015.

FOR ALL HEADERS OVER FOUR FEET AND LVL BEAMS
USE TWO JACK STUD UNDER EACH END AND ONE KING STUD

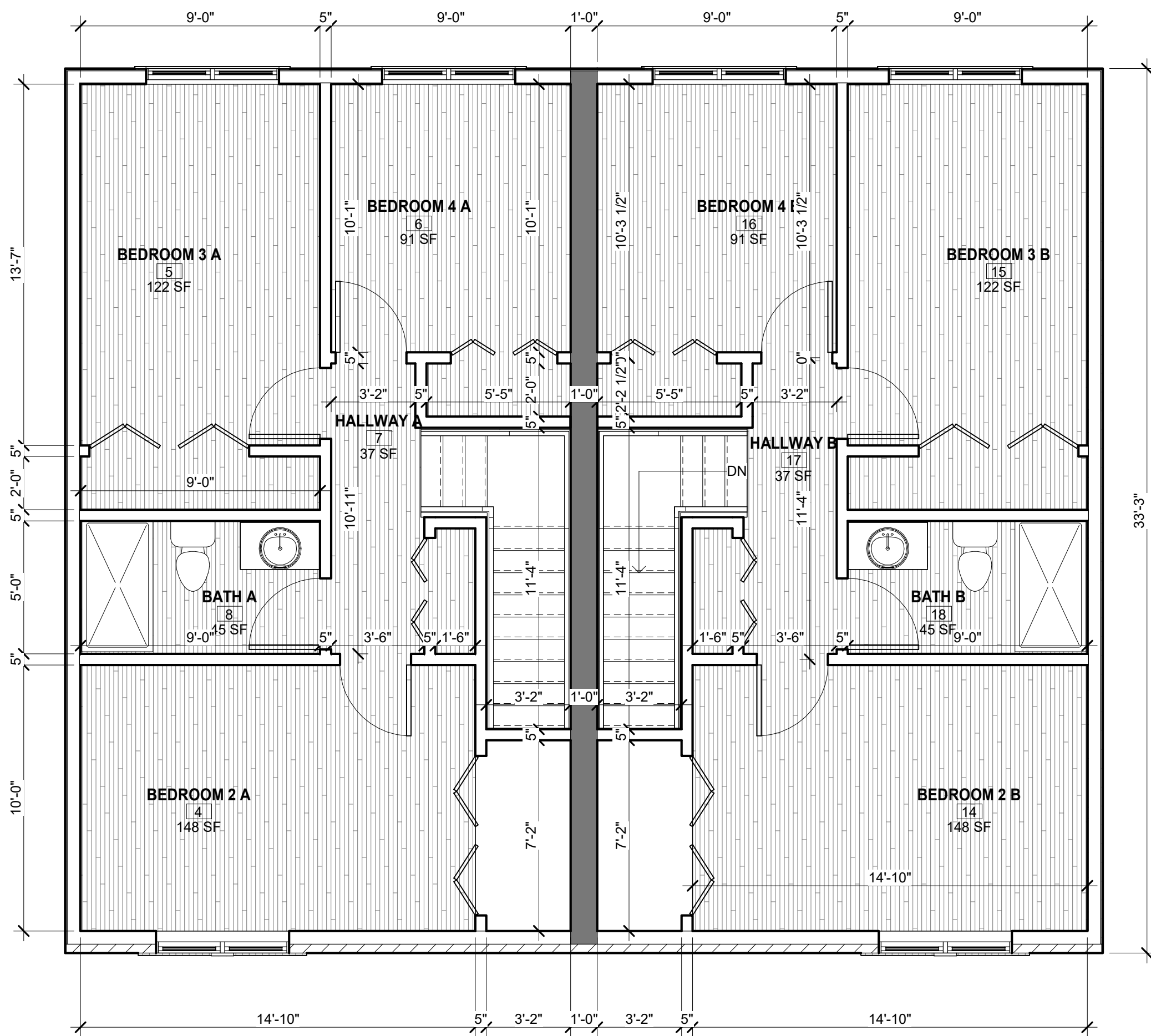
ELECTRICAL
A SWITCH CONTROLLED LIGHT FIXTURE OR RECEPTACLE MUST BE INSTALLED IN: EVERY HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, UTILITY ROOM, ATTACHED GARAGE, DETACHED GARAGE W/ELECTRIC POWER, STORAGE SPACE, AND EXTERIOR DOOR GRADE-LEVEL DOOR LOCATIONS. ATTICS AND UNDER FLOOR SPACES CONTAINING EQUIPMENT OR USED FOR STORAGE MUST BE PROVIDED WITH A SWITCH OPERATED LIGHT.

RECEPTACLE OUTLETS ARE REQUIRED IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, REC ROOM, HALLWAY 6 FT. OR MORE IN LENGTH AND SIMILAR DWELLING AREAS SPACED SO THAT NO POINT ALONG THE WALL LINE EXCEEDS 6 FT. FROM AN OUTLET. AT LEAST 1 RECEPTACLE SHALL BE INSTALLED IN A BATHROOM WITHIN 36" OF EACH BASIN. COUNTERTOPS 12" IN WIDTH OR WIDER SHALL HAVE RECEPTACLES PLACED WITHIN 20" ABOVE THE COUNTER TOP AND SPACED SO NO POINT EXCEEDS 24" FROM AN OUTLET. AT LEAST ONE RECEPTACLE OUTLET MUST BE INSTALLED IN EACH LAUNDRY, BASEMENT, ATTACHED GARAGE. OUTDOOR OUTLETS MUST BE INSTALLED AT THE FRONT AND BACK OF EACH DWELLING WITHIN 6'-6" ABOVE GRADE. ATTICS OR CRAWLSPACES CONTAINING EQUIPMENT MUST BE PROVIDED WITH AT LEAST ONE RECEPTACLE OUTLET WITHIN 25 FT. OF THE EQUIPMENT.

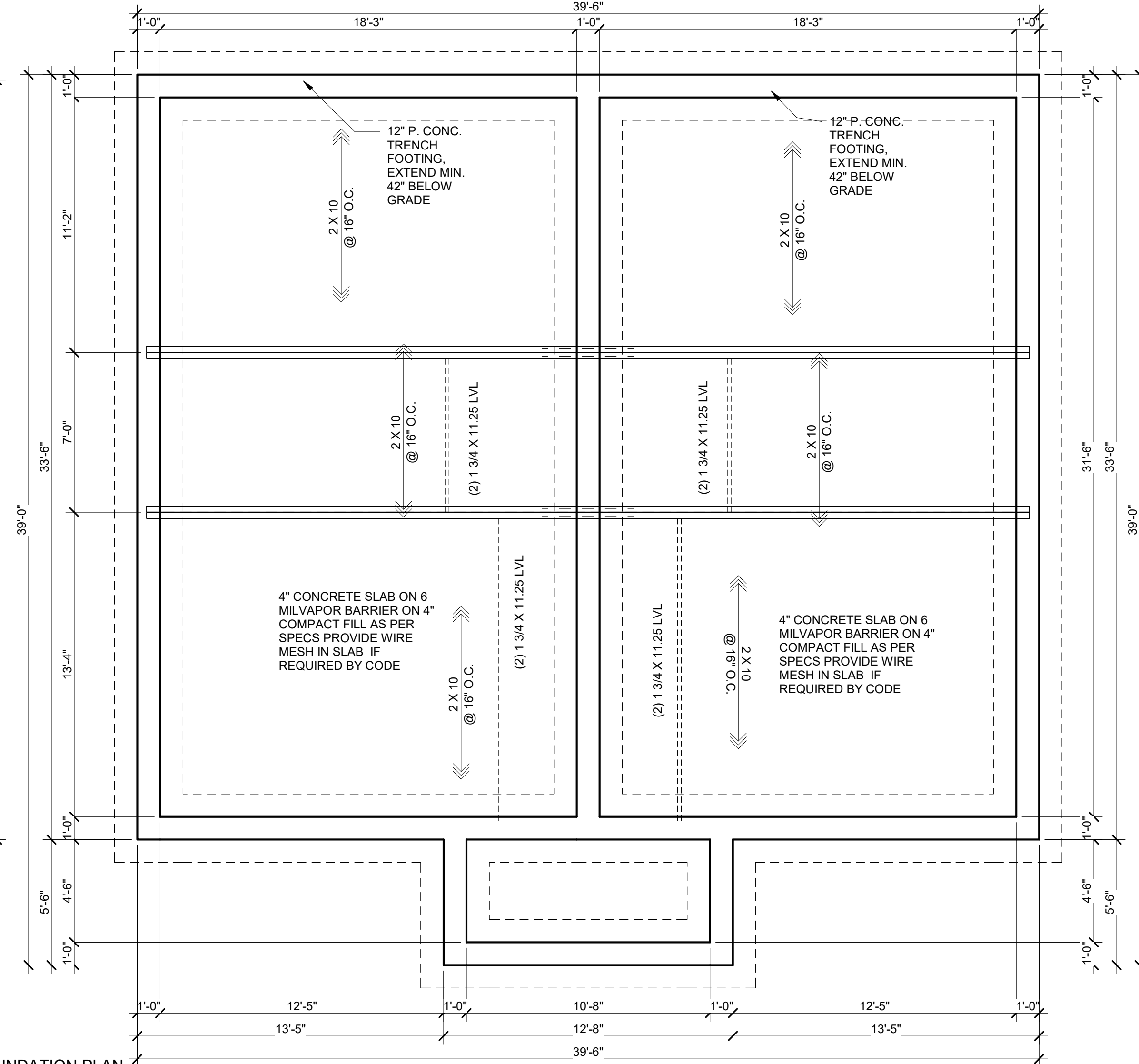




1 1ST FLOOR PLAN
1/4" = 1'-0"



2 2ND FLOOR PLAN
1/4" = 1'-0"

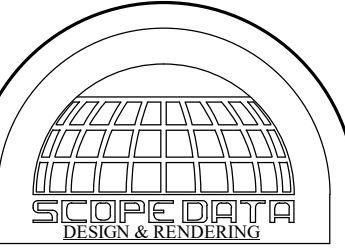


4 FOUNDATION PLAN
1/4" = 1'-0"

ROOM FINISH SCHEDULE					
#	Room Name	Level	Finish Floor	Area	Perimeter
1	LIVING A	First Floor		306 SF	107' - 6"
2	KITCHEN /NOOK A	First Floor		190 SF	58' - 10"
3	BATH A	First Floor		31 SF	22' - 8"
4	BEDROOM 2 A	Second Floor		148 SF	49' - 8"
5	BEDROOM 3 A	Second Floor		122 SF	45' - 2"
6	BEDROOM 4 A	Second Floor		91 SF	38' - 2"
7	HALLWAY A	Second Floor		37 SF	28' - 8 7/8"
8	BATH A	Second Floor		45 SF	28' - 0"
11	LIVING B	First Floor		306 SF	107' - 6"
12	KITCHEN /NOOK B	First Floor		190 SF	58' - 10"
13	BATH B	First Floor		31 SF	22' - 8"
14	BEDROOM 2 B	Second Floor		148 SF	49' - 8"
15	BEDROOM 3 B	Second Floor		122 SF	45' - 2"
16	BEDROOM 4 B	Second Floor		91 SF	38' - 2"
17	HALLWAY B	Second Floor		37 SF	28' - 8 7/8"
18	BATH B	Second Floor		45 SF	28' - 0"

AREA	
Name	Area
1ST FLOOR	662 SF
2ND FLOOR	604 SF
	1266 SF

CRAWL SPACE NOTES	
1. SEAL EXTERIOR WALL PENETRATIONS AND MATING SURFACES AT TOP AND BOTTOM OF SILL PLATE AND AT TOP AND BOTTOM OF BAND JOIST. CRAWL SPACE ACCESS PANEL(S) OR DOOR(S) MUST BE AIR-SEALED.	10. AIR SEAL ALL HEATING AND COOLING DUCTWORK WITH A MASTIC SYSTEM. INSTALL ALL DUCTWORK LOCATED IN THE CRAWL SPACE WITH R-VALUE PER LOCAL CODE REQUIREMENT.
2. NO OPEN FOUNDATION VENTS ARE ALLOWED IN EXTERIOR WALLS. OPENINGS TO VENTILATED PORCH FOUNDATIONS MUST BE AIR-SEALED WITH AN ACCESS PANEL OR PERMANENT MATERIALS. INSTALL FLOOD VENTS PER LOCAL RESIDENTIAL CODE WHERE REQUIRED.	11. CONTROL MOISTURE VAPOR IN THE CRAWL SPACE WITH SUPPLY AIR FROM THE HOUSE AIRCONDITIONING SYSTEM. SET SUPPLY AIR VOLUME PER LOCAL RESIDENTIAL CODE REQUIREMENT. ADJUST AS NEEDED TO CONTROL RELATIVE HUMIDITY IN CRAWL SPACE TO DESIRED LEVEL. PROVIDE A BACKFLOW DAMPER AND EITHER A BALANCING DAMPER OR CONSTANT AIRFLOW REGULATOR TO CONTROL AIRFLOW. MULTIPLE SUPPLY VENTS MAY BE USED TO ACHIEVE THE DESIRED AIRFLOW AND/OR DESIRED DISTRIBUTION OF AIR. NO RETURN AIR VENT IS ALLOWED IN THE CRAWL SPACE.
3. SLOPE FINISHED GRADE AWAY FROM BUILDING PER LOCAL RESIDENTIAL CODE OR FOR 6-INCH DROP OVER 10 FEET. PROVIDE A METHOD TO TRANSPORT ROOF RUNOFF AWAY FROM THE HOUSE. GUTTERS AND DOWNSPOUTS ARE ONE SUCH METHOD.	12. TERMINATE WATER HEATER DRAINS, TEMPERATURE/PRESSURE RELIEF PIPES, AND A/C CONDENSATE DRAINS TO OUTDOORS OR TO AN INTERIOR PUMP THAT DISCHARGES TO A DRAIN OR OUTDOORS. TERMINATE ALL KITCHEN, BATHROOM AND CLOTHES DRYER VENTS TO OUTDOORS.
4. DAMPPROOF OR WATERPROOF THE EXTERIOR WALL SURFACE WHEN THE CRAWL SPACE FLOOR IS BELOW EXTERIOR GRADE.	13. ANY FUEL-FIRED FURNACES, WATER HEATERS, OR OTHER APPLIANCE IN A CLOSED CRAWL SPACE SHOULD BE OF A "DIRECT VENT" OR "TWO PIPE" DESIGN, MEANING THAT ALL AIR FOR COMBUSTION IS PIPED DIRECTLY FROM OUTSIDE TO THE APPLIANCE AND ALL COMBUSTION EXHAUST GASES ARE PIPED DIRECTLY FROM THE APPLIANCE TO OUTSIDE.
5. IT IS NOT NECESSARY TO PROVIDE A CAPILLARY BREAK BETWEEN THE FOOTINGS AND FOUNDATION WALLS OR INTERIOR COLUMNS.	14. COVER 100% OF THE CRAWL SPACE FLOOR WITH A MINIMUM 6-MIL VAPOR RETARDER. INSTALL VAPOR RETARDER MATERIAL ON THE INSIDE WALL SURFACES, AND MECHANICALLY FASTEN AND SEAL IT TO THE TOP OF THE WALLS. LEAVING THE REQUIRED INSPECTION GAP. EXTEND THE MATERIAL UP THE INTERIOR COLUMNS AT LEAST 4 INCHES ABOVE THE CRAWL SPACE FLOOR. SEAL ALL SEAMS AND EDGES WITH FIBERGLASS MESH TAPE AND MASTIC OR EQUIVALENT. MECHANICALLY SECURE THE VAPOR RETARDER TO THE GROUND AS NECESSARY.
6. PROVIDE FOUNDATION DRAIN TO DAYLIGHT PER LOCAL RESIDENTIAL CODE REQUIREMENTS.	15. GRADE THE CRAWL SPACE FLOOR TO ONE OR MORE LOW POINTS. PROVIDE CRAWL SPACE DRAIN(S) OR SUMP PUMP(S) AT LOWEST POINT(S). SLOPE DRAINS TO DAYLIGHT AND INCLUDE AN ACCESSIBLE BACKFLOW VALVE AND 1/4-INCH RODENT SCREENING. GUTTER DRAINS AND FOUNDATION DRAINS (INTERIOR OR EXTERIOR) MUST NOT BE CONNECTED TO THE CRAWL SPACE DRAIN.
7. SEAL ALL PLUMBING, ELECTRICAL, DUCT, CABLE, AND OTHER PENETRATIONS THROUGH THE SUB-FLOOR WITH FIRE-STOP MATERIALS. AND SEALANTS. FIBERGLASS OR ROCKWOOL INSULATION ALONE ARE NOT SUFFICIENT.	
8. INSULATE THE CRAWL SPACE WALL OVER THE WALL VAPOR RETARDER MATERIAL WITH RIGID FOAM OR OTHER NON-POROUS INSULATION MATERIAL. LEAVE A MINIMUM 3" TERMITE INSPECTION GAP BETWEEN THE TOP OF THE WALL INSULATION AND THE TOP OF THE MASONRY. LEAVE A 3" WICKING GAP BETWEEN THE BOTTOM OF THE WALL INSULATION AND THE CRAWL SPACE FLOOR SURFACE. OBTAIN R-VALUE FROM LOCAL RESIDENTIAL CODE. ENSURE THAT THE INSULATION COMPLIES WITH LOCAL RESID. CODE REQUIREMENTS FOR INSTALLATION WITHOUT A THERMAL BARRIER OR IGNITION BARRIER. INSULATE BAND JOIST WITH BATT INSULATION TO FACILITATE REMOVAL AND REINSERTION DURING PEST CONTROL INSPECTIONS. ENSURE THAT BATT FACINGS COMPLY WITH LOCAL FIRE REQUIREMENTS.	
9. LEAVE A MINIMUM 3" TERMITE INSPECTION GAP BETWEEN THE TOP OF THE WALL VAPOR RETARDER AND THE TOP OF THE MASONRY WALL. SEAL THE TOP OF THE VAPOR RETARDER TO THE WALL WITH DUCT MASTIC OR EQUIVALENT SEALANT. OPTIONALLY, APPLY A LIGHT COLORED PAINT OR COATING OVER THE INSPECTION GAP TO IMPROVE INSPECTABILITY BY PEST CONTROL PROFESSIONALS.	



SCOPE DATA, LLC.
381 DEER PATH TRL
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM

CONTACT NUMBER
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FAX: (248) 562-1450
EMAIL:
INFO@SCOPEDATA.COM

PROJECT:
Multi Family Homes

ADDRESS
33420 Utica Rd. Fraser,
MI 48026

OWNER

CONTRACTOR

SUBMITTALS

REVISIONS
Revision Date



PROJECT NO

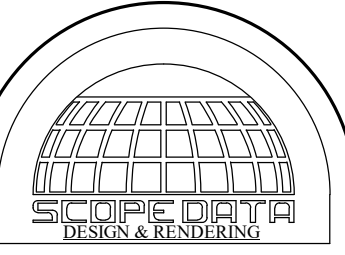
DATE
11/20/2024

SCALE

SHEET TITLE
FLOOR PLANS

SHEET #

A1



SCOPE DATA, LLC.
381 DEER PATH TRL
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Multi Family Homes

ADDRESS
33420 Utica Rd. Fraser,
MI 48026

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CONTRACTOR

SUBMITTALS

REVISIONS

#	Revision Date
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PROJECT NO

DATE

11/20/2024

SCALE

SHEET TITLE

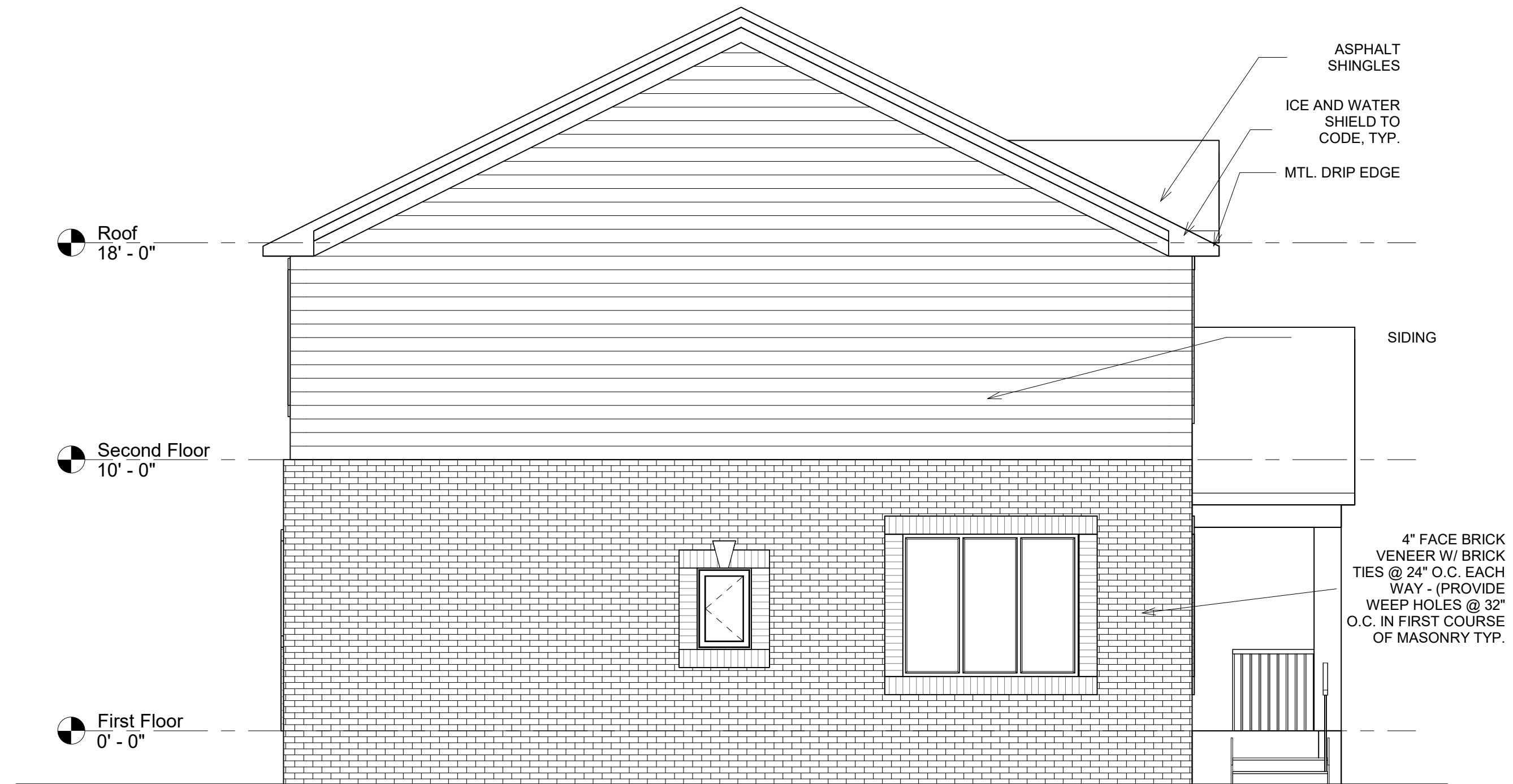
ELEVATIONS

SHEET #

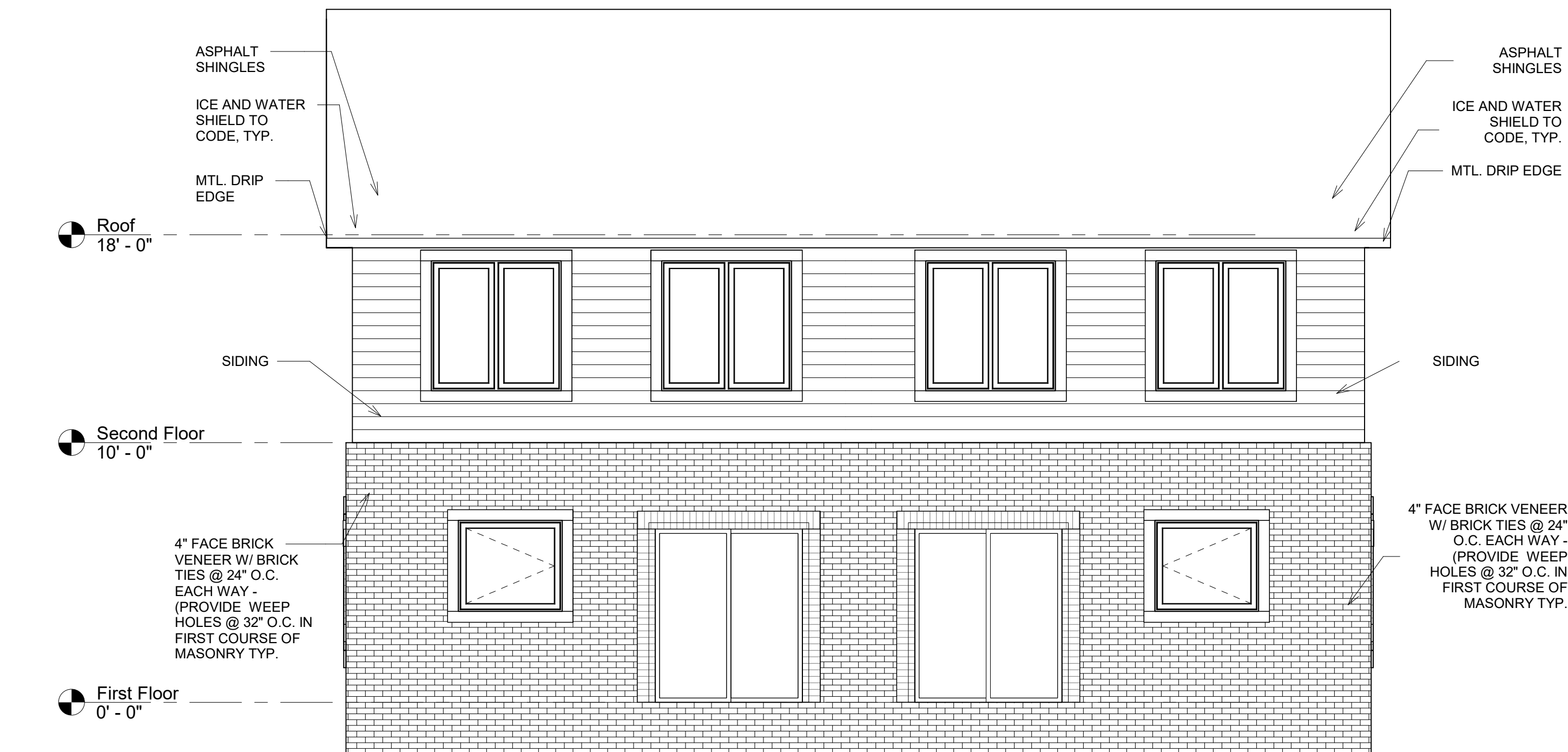
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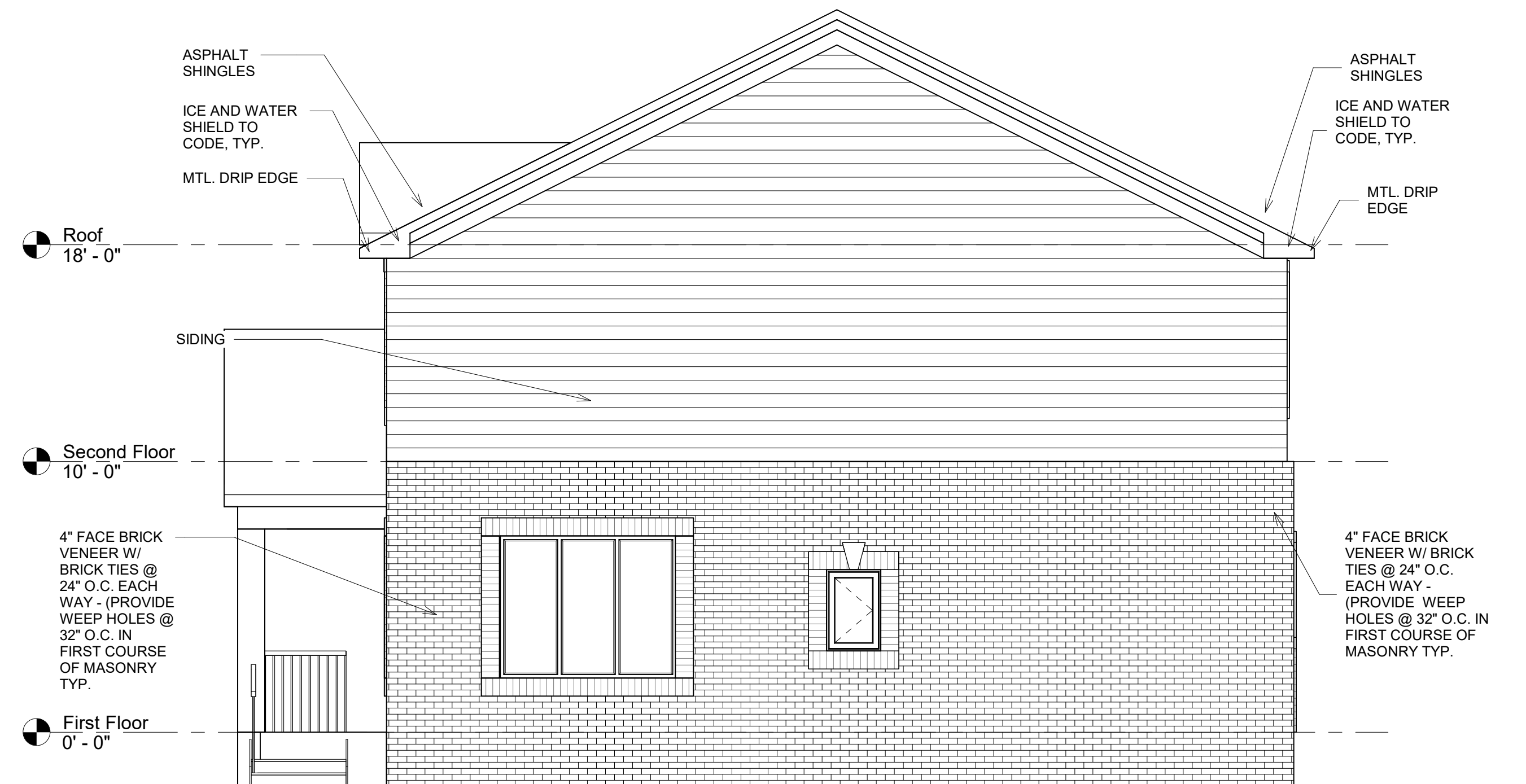
1 FRONT ELEVATION
1/4" = 1'-0"



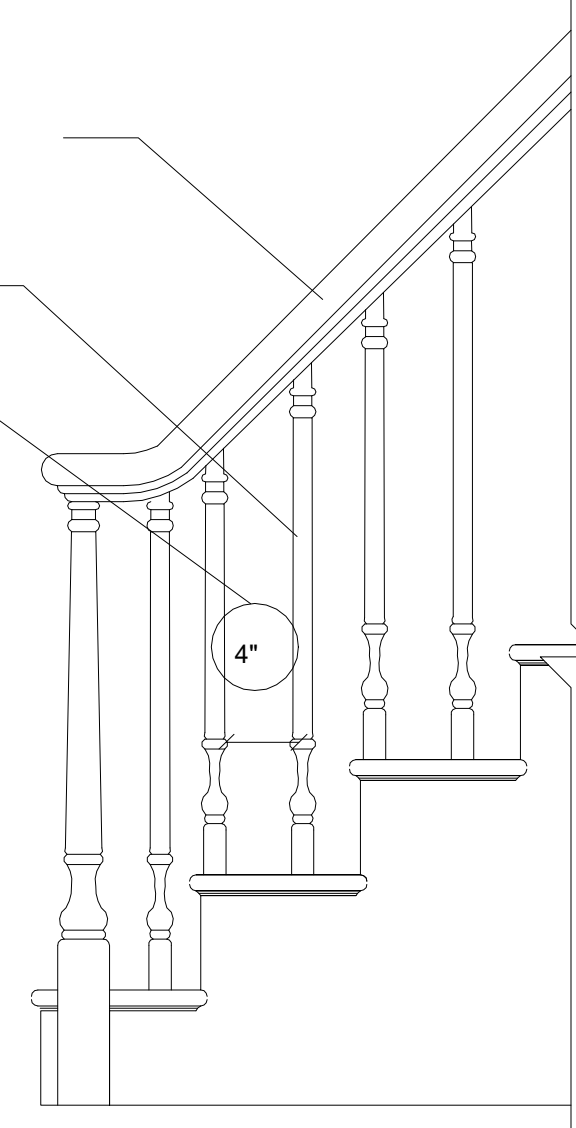
4 RIGHT ELEVATION
1/4" = 1'-0"

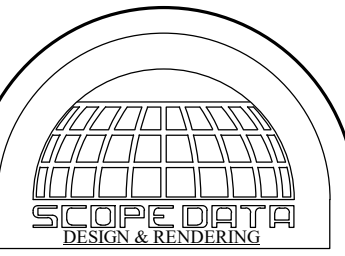
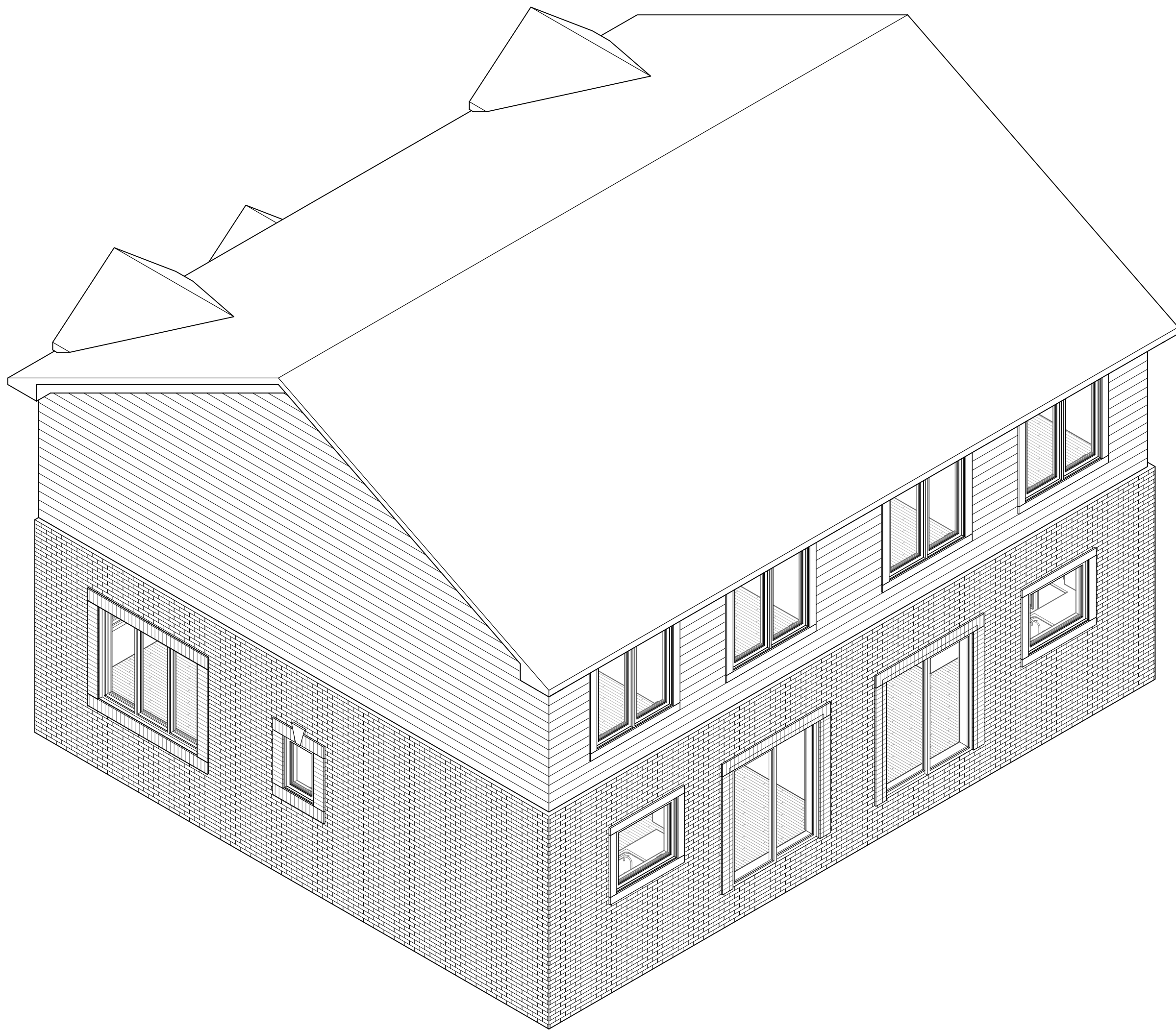
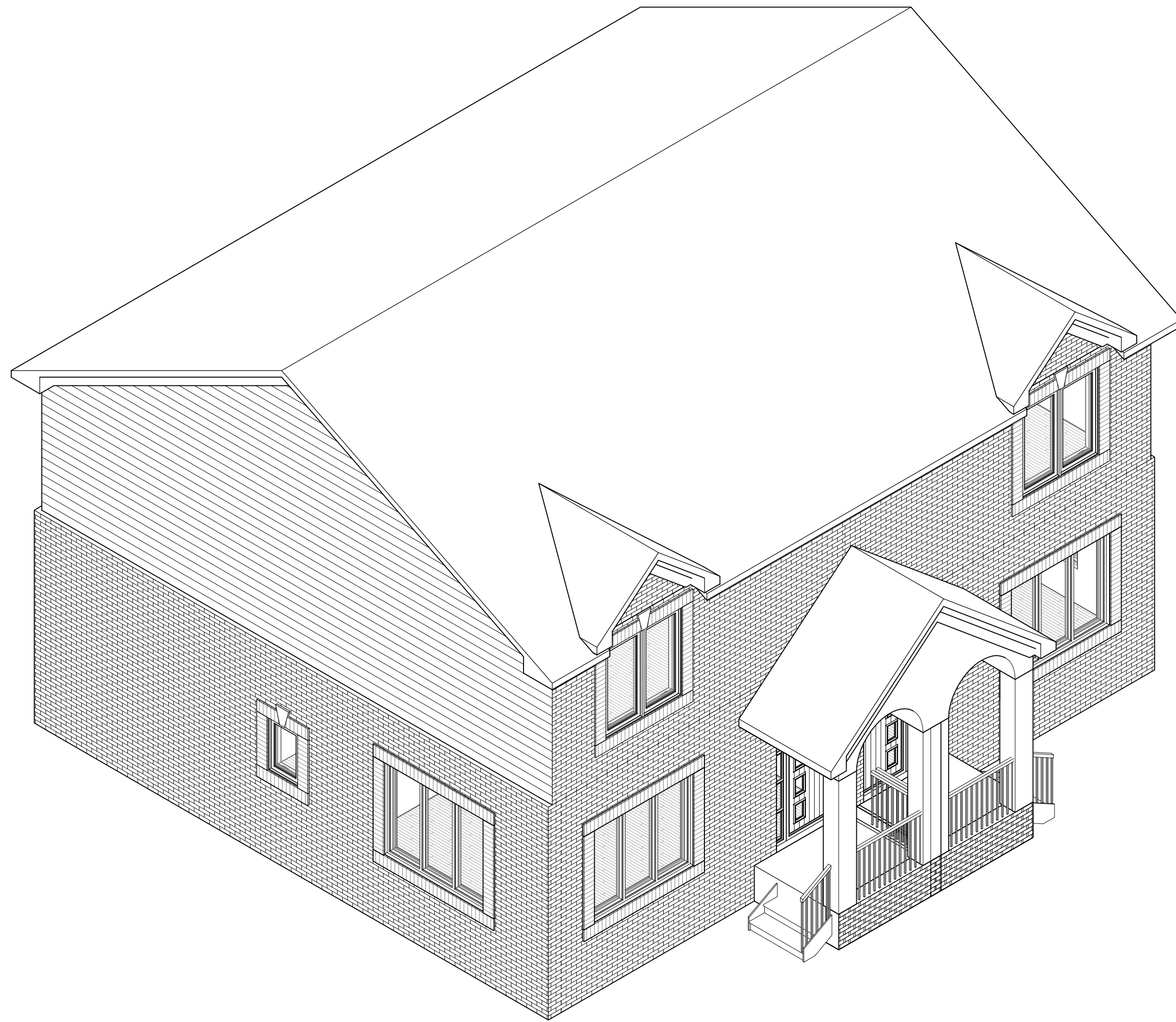
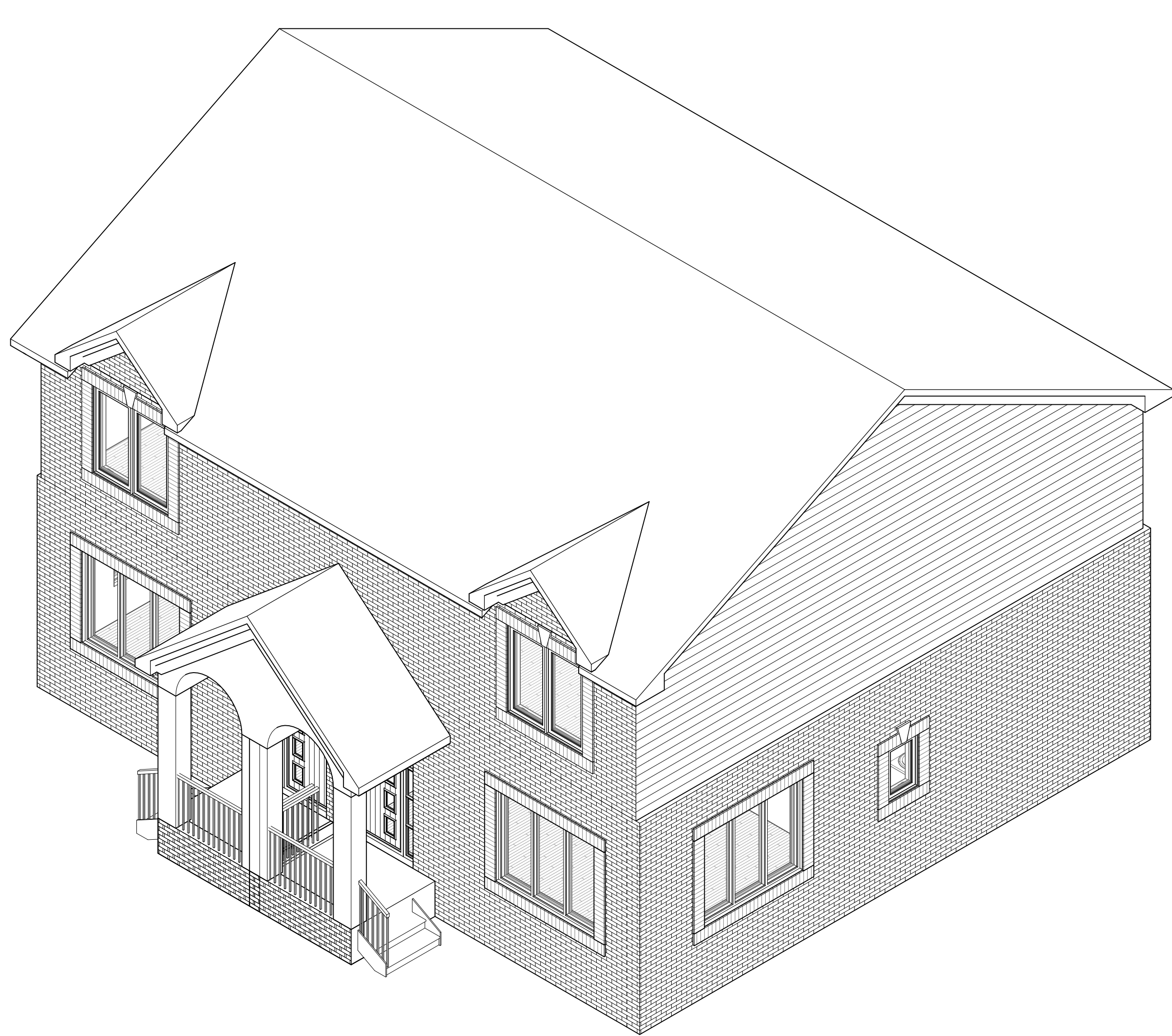


2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"





SCOPE DATA, LLC.
381 DEER PATH TRL
WATERFORD
MICHIGAN 48327
WWW.SCOPEDATA.COM

CONTACT NUMBER
PH: (248) 739-6390
FAX: (248) 562-1450

EMAIL:
INFO@SCOPEDATA.COM

BEARING
CONSTRUCTION AND
CONSULTING L.L.C.
32969 Hamilton Ct.
Ste. 120
Farmington Hills, MI
bearingcon@gmail.com

PROJECT:
Multi Family Homes

ADDRESS
33420 Utica Rd. Fraser,
MI 48026

OWNER

CONTRACTOR

SUBMITTALS

APPROVED BY:
LARRY MEROGI

REVISIONS

#	Revision Date
---	---------------



PROJECT NO

DATE
09/23/24

SCALE

SHEET TITLE
3D VIEWS

SHEET #
A4

Site Plan Review Summary

Site plan dated December 12, 2024

SP24-08

City of Fraser, Michigan



SITE ADDRESS / LOCATION

17689 Masonic Boulevard
PIN 03-14-05-178-003

APPROVING BODY

Planning Commission

PUBLIC HEARING DATE

n/a

STAFF REPORT CONTACT INFORMATION

Building Clerk – (586) 293-3100 ext. 154
Planning Consultant – Lauren Sayre – (586) 293-3100 ext. 153

APPLICANT / PROPERTY OWNER

Sam Thomas, Applicant
Tarik Dehko, Property Owner

BRIEF SUMMARY OF REQUEST:

The applicant, Sam Thomas, proposes to construct a strip mall complex on vacant land located at 17689 Masonic. This strip mall will consist of 3,270 square feet of retail space and three commercial units with an associated parking lot.

This proposal utilizes an existing public utility easement to provide access to the dumpster and required parking. While it is currently paved, any work done in the easement will require a permit from DPW.



EXISTING SITE INFORMATION:

SITE ZONING + LAND USE

CN –
Commercial
Neighborhood

SURROUNDING ZONING + LAND USE

North: CN
South: CG
East: IR
West: CN

SITE IMPROVEMENTS

Develop vacant
land.

SIZE OF SITE + FRONTAGE

Total site area = 0.49 acres
152.29 ft. frontage on Masonic

Compatibility with Zoning Ordinance

The CN commercial neighborhood district is designated to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. Protection of nearby residential districts is considered of importance; thus, businesses which tend to be a nuisance to immediately surrounding residential areas are excluded, even though the goods sold or services offered might fall within the convenience classification.

This proposal is consistent with the Zoning Ordinance.

Compatibility with Master Plan

The subject site is located within the Master Plan's General Commercial District which is designated for higher intensity commercial uses. In these areas, the majority of the structures are big box stores, shopping malls, restaurants, and retail centers. General Commercial areas are planned to provide a transition or buffer from industrial areas to residential areas..

This proposal is compatible with the future land use designation in the Master Plan.

PLANNER RECOMMENDATION

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

ATTACHMENTS

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

The underlined items indicate outstanding or non-compliant requirements.

1. CN, Commercial neighborhood district (Section 32-133)

a. Zoning and Land Use (Section 32-133 (1))

The applicant, Sam Thomas, proposes to construct a building to create a 3,720 sq. ft. retail strip mall. The strip mall will include 3 commercial units.

Per Section 32-133, the CN District is designated to, “*meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. Protection of nearby residential districts is considered of importance; thus, businesses which tend to be a nuisance to immediately surrounding residential areas are excluded, even though the goods sold or services offered might fall within the convenience classification.*”

The proposed use of retail establishments aligns with the intent of the CN District.

b. Dimensional Requirements (Section 32-133 (3))

Requirement	CN District Requirements	Subject Site	Requirements Met
Minimum Lot Size	7,200 sq. ft.	20,691 sq. ft.	Yes
Minimum Lot Width	60 ft.	127.66 ft.	Yes
Front Yard Setback	100 ft.	135.3	Yes
Front Parking Setback	70 ft.	70 ft.	Yes
Side Yard Setback	0 ft.	Approx. 48 ft.	Yes
Rear Yard Setback	20 ft.	20 ft.	Yes
Building Height	2 stories, 25 ft.	1 story, 19 ft. 8 in.	Yes
Maximum Lot Coverage	30%	18%	Yes

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

a. Parking

Under Section 32-93(6)(j) of the Ordinance, retail stores are required to include one (1) space for each 150 ft. of floor area. Given this requirement, the site would need twenty-five (25) parking spots (3,720 sq. ft/ 150 = 24.8). Per ADA requirements, one (1) parking space is required to be barrier free. The parking stalls meet the dimensional requirements providing 10ft x 20 ft stalls with a 20 ft. 4 in. maneuvering lane, when only a 20-foot maneuvering lane is required. The barrier free parking stall dimensions are also compliant with federal requirements.

The site currently has 25 parking spaces, including two (2) that are handicapped accessible, which is compliant with the off-street parking minimum requirements.

b. Ingress / Egress

Section 32-94(15) states that “adequate ingress and egress to the parking lot by means of clearly limited and defined paved drives shall be provided for all vehicles. All parking areas shall be provided with an entrance and exit from the abutting public thoroughfare. Such entrance and exit may be combined as one, which shall be thirty (30) feet in width.” **The proposed plan shows one point of ingress/egress that is 32.3 feet wide, and one that is only 25.3 feet wide. The applicant shall provide detail if the west approach intends to be one-way.**

c. Loading Spaces

Section 32-97 specifies that one (1) loading space that has an area ten (10) feet by fifty (50) feet, with fifteen (15) feet height clearance shall be provided. Section 32-131(i) specifies that loading shall only be provided in rear yards, but side yard loading may be permitted by Planning Commission when such space and loading facilities would not interfere with parking and circulation, either vehicular or pedestrian, and would not be detrimental to any nearby residential district or use.

The applicant must provide a compliant loading space, which may require Planning Commission approval if located in the side yard.

3. Landscaping (Section 32- 84, 88)

Requirement	CN District Requirements	Subject Site	Requirements Met
Interior Parking Lot Landscaping	One (1) tree for each six (6) parking spaces 4 trees required	0	No
Frontage Landscaping	One (1) tree shall be planted for each thirty (30) linear feet public right-of-way frontage 5 trees required	It appears that 4 frontage trees are provided.	No

The site is currently completely asphalt at the ROW. **The applicant has not provided a landscape plan, however, per Sec. 32-84(6), "The Planning Commission may approve constructed features of other materials such as masonry walls or brick, stone and cobblestone pavement as a supplement or substitute, upon a showing by the applicant that general plantings will not prosper at the intended location."**

4. Signs (Section 32-85)

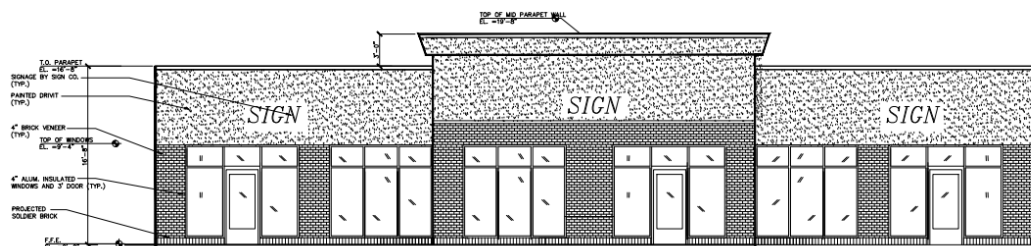
The applicant proposes three wall signs on the elevation plans for each commercial unit. Separate sign permits will be required before any signage is approved.

5. Architecture and Building (Section 32-131(1))

The zoning ordinance requires that, in the commercial districts, "the exterior of all buildings hereafter erected shall be constructed of aesthetically pleasing brick and/or stone building materials."

The building elevations provided by the applicant show that the exterior of the building will be composed of brick veneer and painted dryvit (synthetic stucco).

Per Sec. 32-131, "Other durable, decorative building materials may be approved by the planning commission in instances where the character and style of the proposed structure warrants special consideration." **The Planning Commission shall decide if the painted dryvit is acceptable.**



6. Screening (Section 32-82)

The Section 32-82 of the Ordinance states, "Screening shall be required between any use district that abuts any other use district or an existing residentially used lot or parcel, except for adjoining one- or two-family districts or dwellings. Plans shall not be approved unless a protective wall or a greenbelt with a fence and/or landscaped berm has been properly indicated and meets planning commission requirements."

This site abuts an IR parcel to the east. Therefore, screening is required. There is currently a short wall on the site that buffers the CN and IR parcels, but this wall does not meet the zoning requirements. Screening may be a 4-to-6-foot wall, as determined by the Planning Commission, or a fence with a greenbelt.

The applicant shall provide screening that is compliant with Section 32-82.

Trash Enclosure (Section 32-131(e))

Per Sec. 32-131(e), "All dumpsters shall be visibly screened from any area visible to the public by use of a wall of the same material as the building walls to ensure aesthetic compatibility and construction of poured concrete." The dumpster is located at the northeast corner of the site.

The applicant shall specify the dumpster enclosure details and it must be consistent with the proposed building material for the primary structure.

7. Lighting (Section 32-86)

Since the applicant has not provided a lighting plan, we are unable to determine compliance with the Ordinance. **The applicant shall provide an adequate lighting plan for review.**

8. Reviewing Entities

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

Public Safety: Public Safety indicated they have no concerns.

Engineering / DPW : Engineering and DPW have not provided comments as of January 3, 2025. We will forward any comments received ahead of the meeting.

This site utilizes a Public Utility Easement. Any work done in the easement must obtain a separate permit from the Department of Public Works and conform to the provisions of Chapter 5, Article 5.

RECOMMENDATION

Given the analysis above, we recommend tabling the application at this time. We encourage the applicant to review our comments and submit a revised site plan. If Planning Commission is inclined to approve this site plan, we recommend approval be conditioned on the following:

1. The driveways must be 30 feet if accommodating two-way traffic, otherwise, any driveway less than 30 feet must be one-way, and indicated as such on the site plan.
2. The applicant must indicate the location of a loading space that is compliant with Section 32-97.
3. The applicant must provide a landscape plan that is compliant with Section 32-84.
4. The applicant must provide 5 interior landscaping trees which are compliant with Section 32-88.
5. The applicant must provide an additional frontage landscaping tree which is compliant with Section 32-88.
6. The applicant shall provide screening that is compliant with Section 32-82.
7. The Planning Commission shall decide if the painted dryvit is acceptable.
8. The applicant shall provide dumpster enclosure details, which must be compliant with Section 32-131(e).
9. The applicant must provide a lighting plan that is compliant with Section 32-86.

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 with any questions at (586) 593-3100 x 153 or zoning@micityoffraser.com.

Respectfully,

McKENNA



Lauren Sayre, AICP
Senior Planner



Alicia Warren
Associate Planner

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

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: _____
Address of Project: 17689 Masonic Fraser, MI 48026
Proposed Use: _____

Applicant's Name: Sam Thomas
Address: 16659 E. 14 Mile Rd
City: Fraser Zip: 48026 Phone: 248-421-5798
Email: Samirt905@aol.com

Parcel Identification: 03-14-05-178-003, 03-14-05-251-007

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

Zoning: _____ Size in acres: _____ Parcel Width: _____ Parcel Length: _____

Legal Owner:
Name: TARIK DEHKO Phone #: 248-361-7440
Address: 16659 E. 14 Mile Rd Fraser 48026

Site Plan Preparer's Name: Sam Thomas
Phone: 248-421-5798 Fax: _____

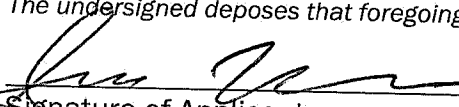
If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.):

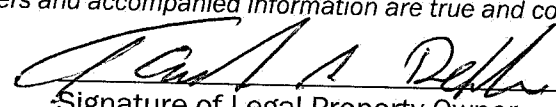
Architect / Project Manager

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

Sam Thomas

Please print/type name below signature

TARIK DEHKO

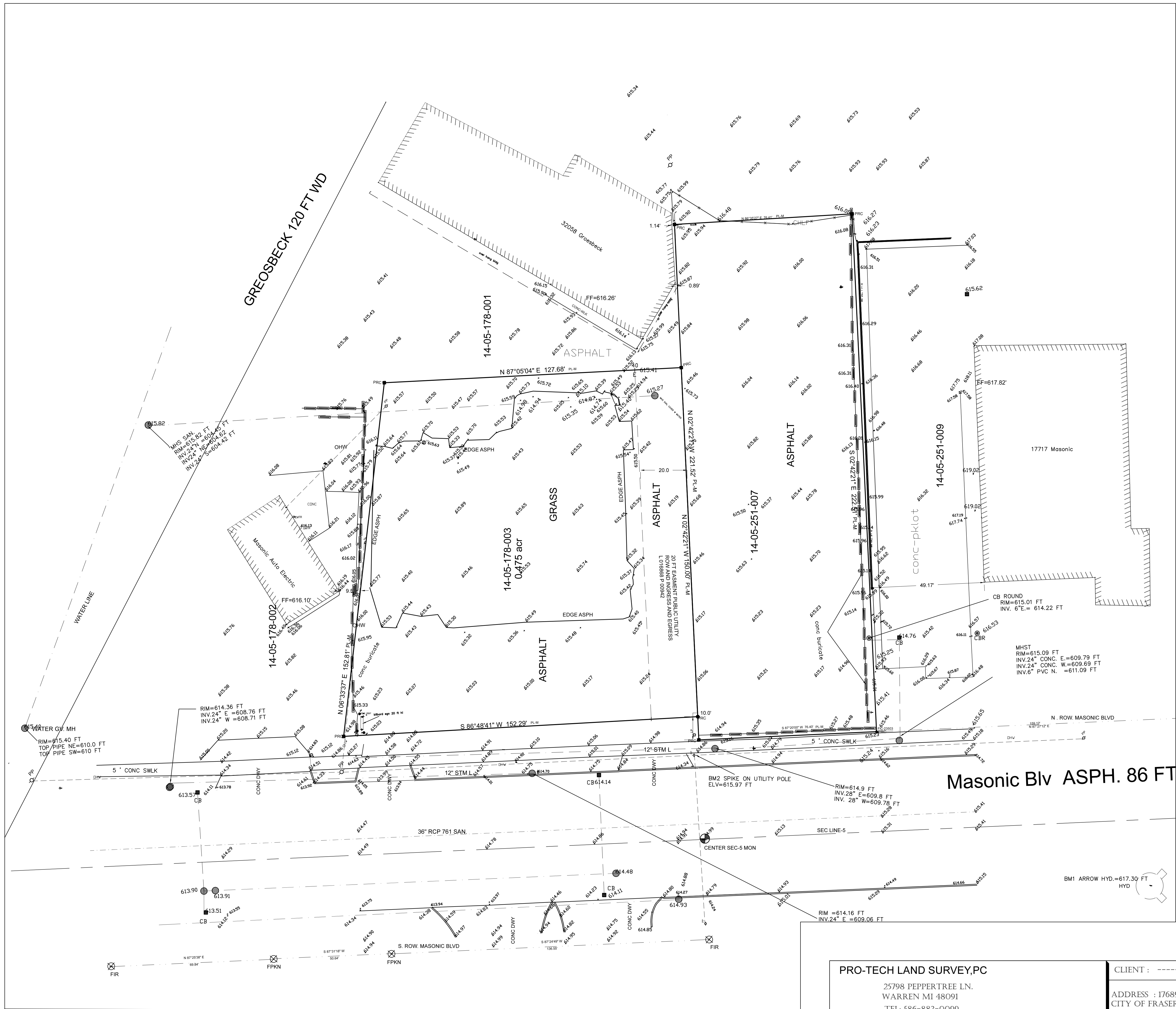
Please print/type name below signature

ASSESSOR'S PLAT NO. 5 OF LOTS 1; 2; 3; AND PARTS OF 4; 5; AND 6 OF THE SUBDIVISION OF NW 1/4 OF SEC 5 AND NE 1/4 AND NE 1/4 OF NW 1/4 OF SEC 6. T1N R13E. PART OF LOT 94 DESC AS FOLL; COMM AT SE COR LOT 94; TH N01°54'58"W 10 FT TO PT BEG; TH S88°20'44"W 152.29 FT ALG N SIDELINE MASONIC BLVD; TH N07°25'E 151.90 FT; TH N88°20'24"E 127.66 FT; TH S01°54'58"E 150 FT TO PT BEG. 0.475 ACRE. L14 P29. CITY OF FRASER.

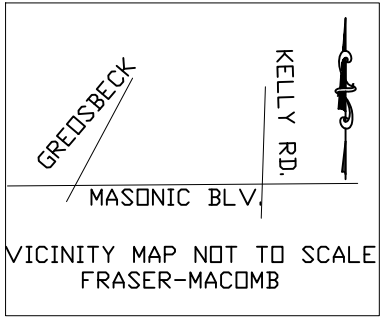
03-14-05-178-003

SEC 5 BEG AT CEN POST SEC 5; TH N0°19'W 264.52 FT ALG N-S 1/4 LINE; TH N 89°16'07"E 77.80 FT; TH S0°02'40"E 265.51 FT TO S SEC
LINE; TH S88°20'44"W 76.40 FT TO POB 0.468 A

03-14-05-251-007



TOPO - BOUNDARY SURVEY



LEGAL DESCRIPTION* 17689 Masonic Blvd. FROM MACOMB GIS

parcel 1:
Land situated on city of fraser ,macomb county,Michigan, particularly described as:
Assessor's plat no 5of lots 1,2,3 and parts of 4,5,and 6 of the subdivision of NW ¼ OF SEC.5 and NE ¼ OF NW¼ OF SEC 6 T14N 13E part of lot 94 described as follow:
commencing at SE corner lot 94;thence N01°54'58"W 10 feet to point of beginning; thence S88°20'44"W 152.29 feet along north sideline Masonic Blvd;thence N07°25'00"E 151.90 feet ; thence N88°20'24"E127.66 feet; thenceS01°54'58"E150 feetto the point of beginning; containing 0.475 acr more or less .
as record of city of fraser Liber14, Page 29
AND RESERVING THE EASTERLY 20 FEET FOR EASMENT OF PUBLIC UTILITIES,RIGHT OF WAY AND INGRESS AND EGRESS. LIBER 016868 PAGE 00942 RECORDED ON JUL. 1 2005 ,WARRANTY DEED.

parcel# 03-14-05-178-003

parcel 2:
Land situated on city of fraser ,macomb county,Michigan, particularly described as:
Assessor's plat no 5of lots 1,2,3 and parts of 4,5,and 6 of the subdivision of NW ¼ OF SEC.5 and NE ¼ OF NW¼ OF SEC 6 T14N 13E part of lot 94 described as follow:
BEGINS from center section 5; thence N0°19'00"W 264.52 feet along north south ¼ sec. line; thenceN01°02'40"E 265.51 feetto south section line;thence S88°20'44"W 76.40 to point of beginning , containing 0.468 acre more or less.
Parcel No. 03-14-05-251-007
as recorded on city fraser record 114 p29



FLOOD ZONE:
property on zone code (AE)not on flood zone
map# 26099C0337 G macomb co.

NOTE:
Since our survey doesn't include (TITLE SEARCH)HERE COULD BE EASMENTS AND ANY ENCUMBRANCES AND/ OR RESTRICTIONS UPON SUBJECT PROPERTY AS MAPED HEREIN AND THAT ARE NOT SHOWN THIS TIME.

LEGEND	
X 600 EXIST ELEVATIONS	OHW over head WIRE
PL-M PROPERTY LINE measured	PP Power pole
BLDG BUILDING	LP light pole
WL WATER LINE	sec. section
GMTR GAS METR	W WATER
EMTR ELC. METR	R RECORD
CONC. CONCRETE	SAN SANITARY
STM L Storm line	FIR FOUND IRON ROD
WD WIDE	M MEASURED
WSO WATER KEY SHUTOFF	P PARK STALL
TR Tree	CHLF CHAIN LINK Fnc
Prc property corner	ASPH. ASPHALT
	FF finish floor elev.

NOTE:
BEARING BASIS MEASUERS IS TRUE NORTH

BENCH MARK INFO: NAVD 88

1-NGS (National Godetic survey bench mark) , PID -DI6134 , locate center 14 mile rd east private entrance --18689 ELEV.=614.42 FT.

2-BM 1 ARROW HYD. SE PROPERTY SOUTH SIDE MASONIC BLVD. ELV.=617.30 FT .

3-BM2 SPIKE DN UTILITY POWER POLE NORTH LINE MASONIC BLV. ELV. =615.97 FT



PRO-TECH LAND SURVEY,PC

25798 PEPPERTREE LN.
WARREN MI 48091
TEL: 586-883-0099
INFO@PRO-TECHLANDSURVEY.COM

CLIENT : -----

ADDRESS : 17689 MASONIC BLV.
CITY OF FRASER MI 48026

TEL : -----

DRAWN BY : B-S

APPROVED BY :

DATE : 6/5/2024

SCALE : 1"=20'

PAGE : 1 OF 1

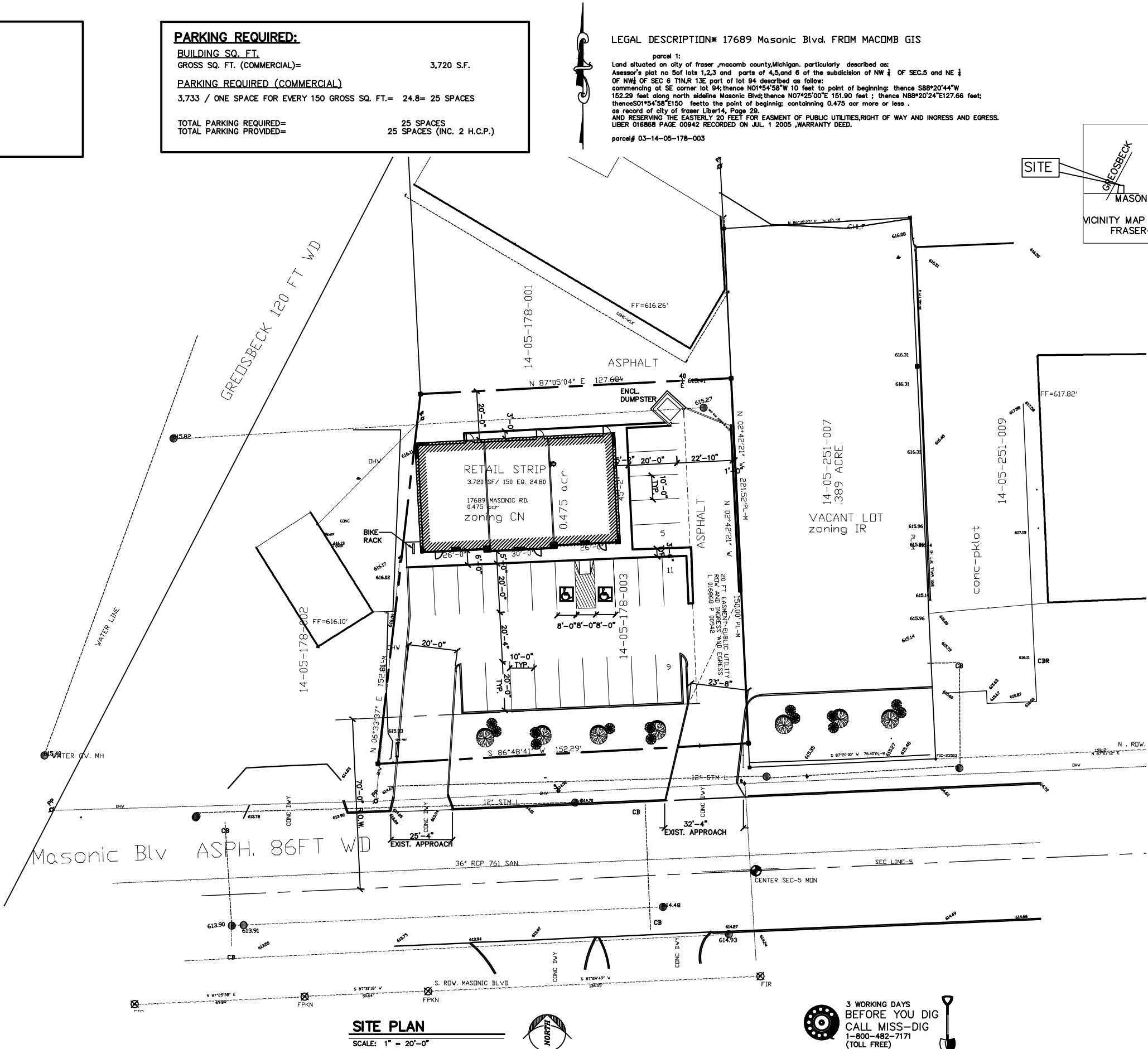
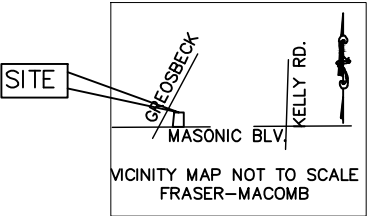
JOB # : 245-TBOND

TABULATIONS	
SITE:	= .475 ACRE
ZONED:	CN BUSINESS DISTRICT
PROPOSED BUILDING: RETAIL	3,720 S.F. GROSS
USE GROUP:	B
CONSTRUCTION TYPE:	2B

PARKING REQUIRED:	
BUILDING SQ. FT.	3,720 S.F.
GROSS SQ. FT. (COMMERCIAL)=	
PARKING REQUIRED (COMMERCIAL)	3,733 / ONE SPACE FOR EVERY 150 GROSS SQ. FT.= 24.8= 25 SPACES
TOTAL PARKING REQUIRED=	25 SPACES
TOTAL PARKING PROVIDED=	25 SPACES (INC. 2 H.C.P.)

LEGAL DESCRIPTION* 17689 Masonic Blvd. FROM MACOMB GIS

parcel 1:
Land situated on city of fraser ,macomb county,Michigan, particularly described as:
Assessor's plot no 5of lots 1,2,3 and parts of 4,5,and 6 of the subdivision of NW ¼ OF SEC.5 and NE ¼ OF NW¼ OF SEC 6 T1N,R 13E part of lot 94 described as follows:
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LIBER 016868 PAGE 00942 RECORDED ON JUL. 1 2005 ,WARRANTY DEED.
parcel# 03-14-05-178-003



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

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS-DIG
1-800-482-7171
(TOLL FREE)



20516 MARSHALL
SOUTHFIELD, MI 48076
TEL. 248.421.5798
ARCHITECTURE
PLANNING
INTERIOR DESIGN

CLIENT:
TERRY DEHKO BEARING
CONSTRUCTION & CONSULTING LLC
 18659 E. FOURTEEN RD.
 FRASER, MICHIGAN 48026
 TEL.: (586) 293-7790

SHEET TITLE:
PROPOSED SITE PLAN
 PROJECT TITLE:
RETAIL DEVELOPMENT
 17689 MASONIC RD.
 FRASER, MICHIGAN

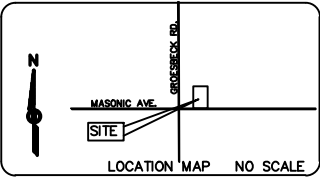
DATE	BY	ISSUED FOR
12-12-24	ST	SITE PLAN APPROVAL

SCALE:
 AS NOTED
 SHEET NO.:
SP-100
 PROJECT NO.:
 24-1043

DRAWING SCHEDULE
ARCHITECTURAL /STRUCTURAL

SP-100 SCHEDULE OF DRAWINGS, SITE PLAN & TABULATIONS
A-100 FLOOR PLAN & NOTES
A-101 BUILDING ELEVATIONS
CIVIL ENGINEERING
C-1 TOPO BOUNDARY SURVEY

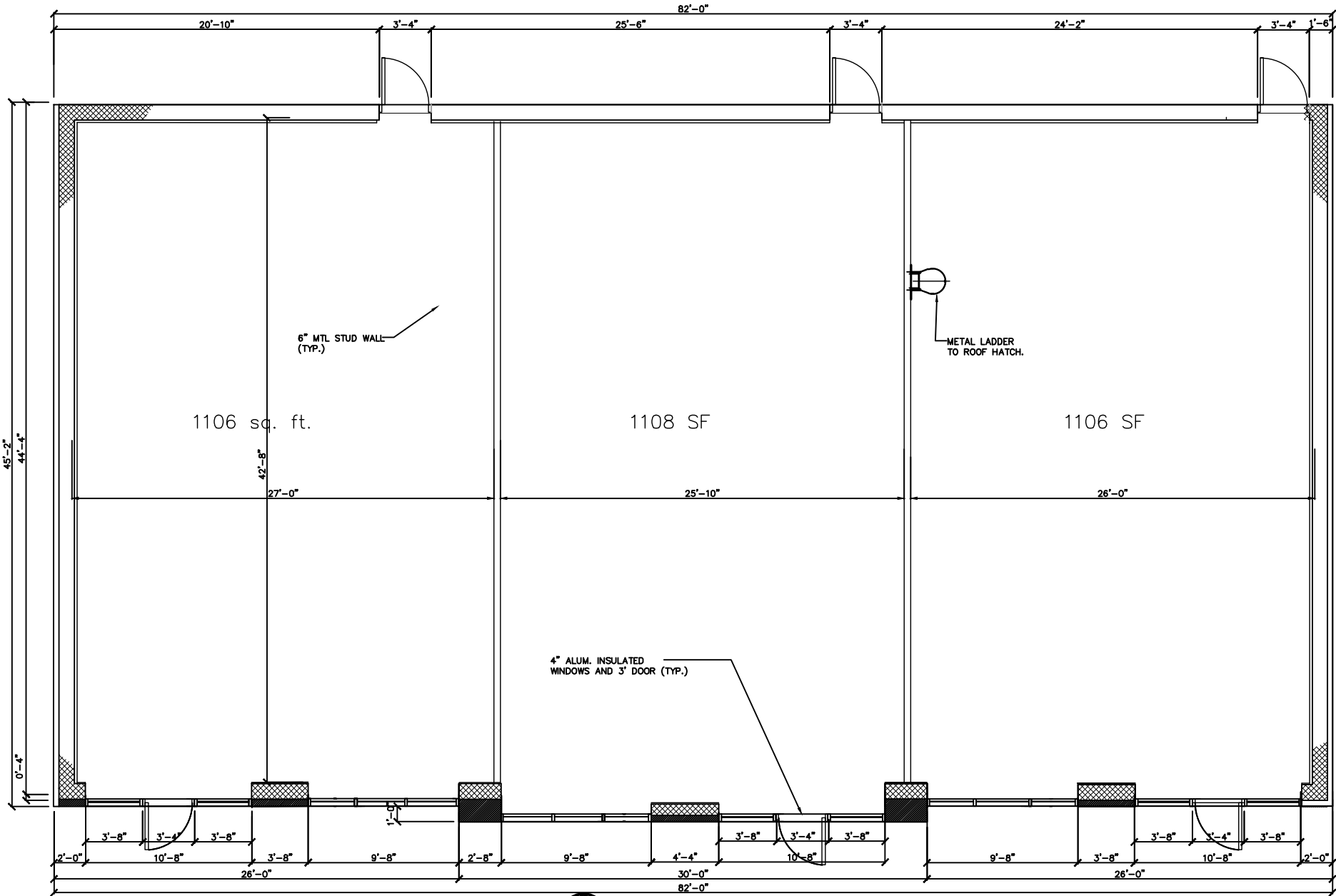
REFERENCE CODES:
2006 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS
2006 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS
2006 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS
2014 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS
MICHIGAN ENERGY CODE ANNUAL 20-A 1990 AND 20-B 1975



- GENERAL REQUIREMENTS:**
- SUBCONTRACTORS MUST VERIFY ALL EXISTING CONDITIONS, ELEVATIONS AND DIMENSIONS, BOTH ON SITE AND/OR DRAWINGS. RECORD AND REPORT IN WRITING ANY CONFLICTS OR VARIANCES ON EXISTING SITE OF THESE DOCUMENTS TO ARCHITECT, GC/CN. OR HIS AGENT. CONTRACTORS ARE NOT HEREBY RELIEVED FROM RESPONSIBILITY OF COMPLETING JOB REQUIREMENTS AND INTENT OF ALL DOCUMENTS.
 - SUBCONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES AND DANGER SIGNALS, ALSO COMPLY WITH ALL STATE AND LOCAL LAWS AND ORDINANCES TO PROTECT PUBLIC AND PERSONNEL INVOLVED AS REQ'D FOR THEIR SCOPE OF WORK.
 - THESE PLANS HAVE BEEN PREPARED USING THE 2000 I.B.C. CODE W/ STATE OF MICHIGAN AMENDMENTS. ANY DISCREPANCIES WITH THE PLANS & THE CODE SHALL BE DIRECTED TO THE ARCHITECT IMMEDIATELY. THE 2000 I.B.C. AND THE STATE OF MICHIGAN AMENDMENTS SHALL GOVERN CONSTRUCTION THROUGHOUT.
 - LOCAL FIRE DEPARTMENT APPROVAL IS REQUIRED EACH SUBCONTRACTORS WORK.
 - EXPOSED INSTALLATION OF (THERMAL & SOUND INSULATING MATERIALS) SHALL A MATERIAL FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - CONCEALED INSTALLATION OF (THERMAL & SOUND INSULATING MATERIALS) SHALL A MATERIAL FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - CELLULOSIC INSULATION SHALL HAVE A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
 - ALL CONTRACTORS/SUBCONTRACTOR SHALL OBTAIN INSPECTIONS AND APPROVALS BY GOVERNING AGENCIES FOR THEIR SCOPE OF WORK.

- CONSTRUCTION NOTES**
- THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND VERIFY EXISTING DIMENSIONS. IF ANY QUESTIONABLE CONDITIONS EXIST, CONTACT THE DESIGNER/ARCHITECT FOR CLARIFICATIONS.
 - UPON COMPLETION, THE GENERAL CONTRACTOR SHALL LEAVE THE PREMISES FINAL CLEAN
 - ALL PERMITS, LICENSES, FEES, AND CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED AND PAID FOR BY EACH TRADE.
 - ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES.
 - CONTRACTOR WILL CARRY BUILDER'S RISK, WORKERS COMPENSATION, LIABILITY INSURANCE, AND AUTOMOBILE INSURANCE. CONTRACTOR WILL BE REQUIRED TO PROVIDE CERTIFICATE OF INSURANCE.
 - DO NOT SCALE OFF PLAN.
 - CONTRACTOR TO INSURE FIRE EXTINGUISHER REQUIREMENTS PER FIRE MARSHALL.
 - EACH TRADE RESPONSIBLE FOR CLEAN UP AND REMOVAL AT END OF EACH WORK DAY.

- GENERAL REQUIREMENTS:**
- ALL PHASES AND OPERATIONS CONDUCTED IN COMPLIANCE WITH THESE SPECIFICATIONS ARE GOVERNED BY:
A. BIDDER INSTRUCTIONS- AIA, A701 AND 201.
B. EXCEPTIONS, THAT ANY PROVISION THERE IN WHICH MAY BE IN CONFLICT OR INCONSISTENT WITH PROVISIONS HERE IN SHALL BE HELD AS VOID TO THE EXTENT OF SUCH A CONFLICT OR INCONSISTENCY.
 - ALL CONTRACTORS PROVIDE ALL ITEMS, ARTICLES, MATERIALS, OPERATIONS & ETC. AS LISTED, MENTIONED OR SCHEDULED HERE IN INCLUDING ALL LABOR AND MATERIALS & WORKMANSHIP, ALL THE BEST OF THEIR RESPECTIVE KINDS.
 - WHERE AIA, ASTM, OR ETC., AND ALL OTHER TESTING GRADE OR STANDARDS ARE REFERRED TO THEY SHALL BE CURRENT PUBLISHED STANDARDS.
A. REFERENCES TO MANUFACTURER'S INSTRUCTIONS SHALL BE THE LATEST ADDITION THERE OF TRADE NAMES AS REFERRED TO, ARE TO ESTABLISH A MINIMUM LEVEL OF QUALITY DESIRED.
 - CONTRACTORS MUST COMPLY WITH ALL CODES, LAWS & ORDINANCES PERTAINING TO BUILDING, EMPLOYMENT, PUBLIC HEALTH & SAFETY.
 - OWNER & CONTRACTORS AS DESIGNATED OR AS OTHERWISE NOTED SHALL OBTAIN & PAY FOR ALL TYPES OF PERMITS & TESTING AND OBTAIN APPROVALS FOR SAME.
 - WITHIN THEIR SCOPE CONTRACTORS, SUBCONTRACTORS & SUPPLIERS SHALL IDENTIFY AND HOLD HARMLESS THE OWNER, CM/GC, AND ARCHITECT FROM ANY AND ALL CLAIMS RESULTING FROM THE PERFORMANCE OF THEIR WORK.
 - SUBCONTRACTORS SHALL TAKE OUT AND MAINTAIN SUCH LIABILITY INSURANCE (AT HIS OPTION) TO PROTECT HIMSELF. OWNER SHALL MAINTAIN INSURANCE TO 100 COVERAGE TO THE INTEREST OF ALL PARTIES CONCERNED CONTAINING ALL SUBREGATION CLAUSES AS MAY BE REQUIRED UNDER STATE LAWS.



A FLOOR PLAN
A-100 1/4" = 1'-0" (PROPOSED)

NOTE:
1. THIS IS A WHITE BOX CONSTRUCTION.
2. BATHROOMS WILL BE PROVIDED BASED ON FUTURE TENANT REQUIREMENTS.

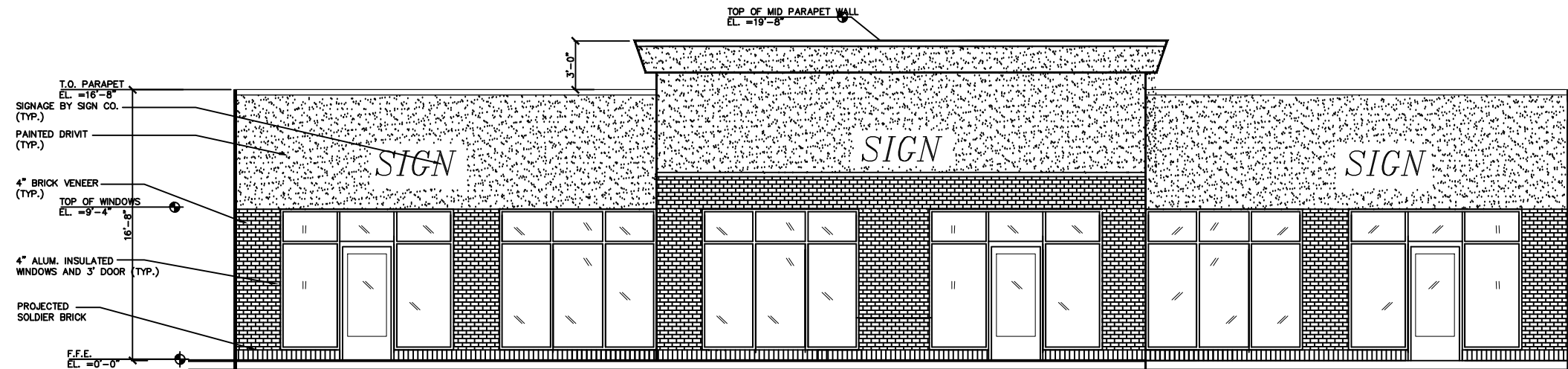
estee design
20516 MARSHALL
SOUTHFIELD, MI 48076
TEL: 248.421.5798
ARCHITECTURE
PLANNING
INTERIOR DESIGN

CLIENT: BEARING
TERRY DEHKO CONSTRUCTION &
16659 E. FOURTEEN RD.
FRASER, MICHIGAN 48068 HAMILTON CT.
STE. 120
TEL: (586) 293-7790
FARMINGTON HILLS, MI 48334

SHEET TITLE:
PROPOSED SITE PLAN
PROJECT TITLE:
RETAIL DEVELOPMENT
17689 MASONIC RD.
FRASER, MICHIGAN

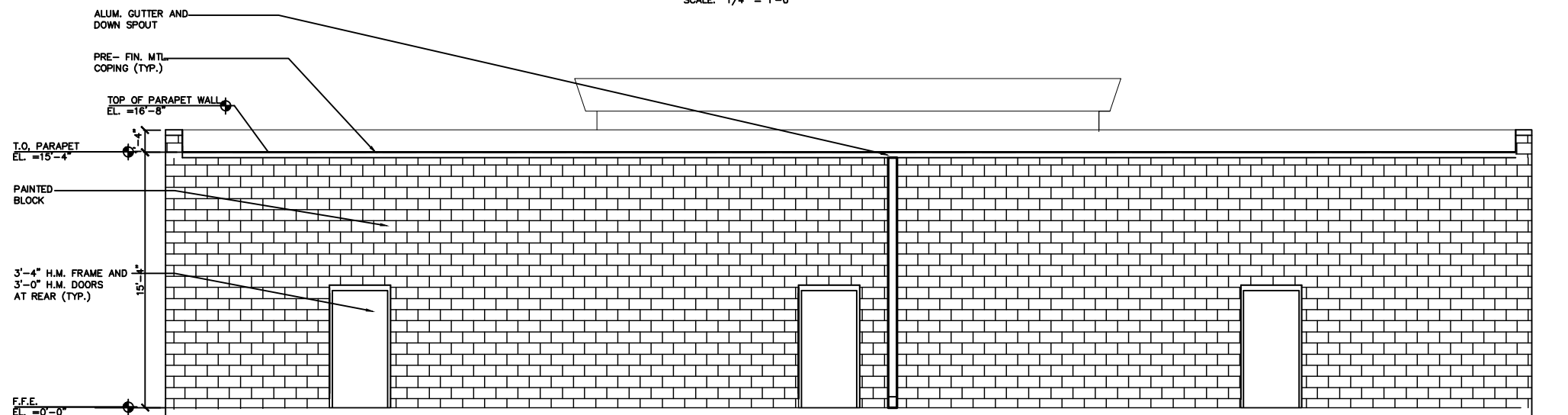
DATE	BY	ISSUED FOR
12-12-24	ST	FOR CITY APPROVAL

SCALE:
AS NOTED
SHEET NO.:
A-100
PROJECT NO.:
24-1043



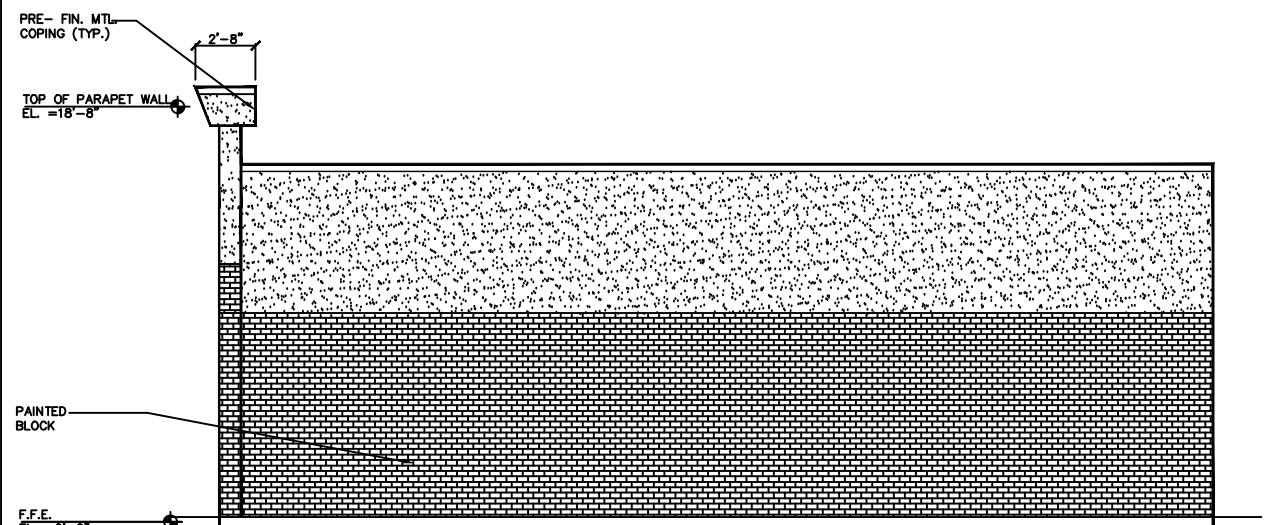
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



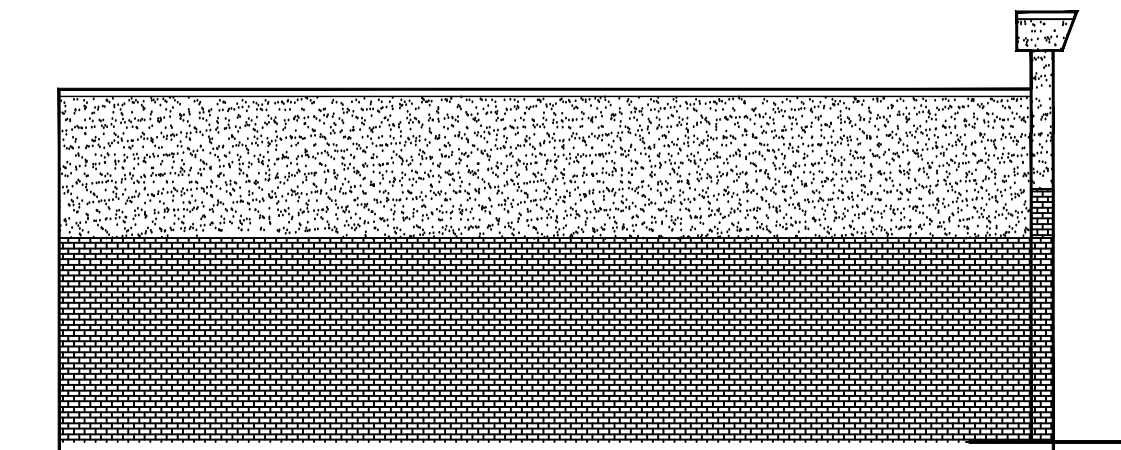
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



ARCHITECTURE PLANNING INTERIOR DESIGN
20516 MARSHALL
SOUTHFIELD, MI 48076
TEL: 248.421.5798

CLIENT: **BEARING**
TERRY DEHKO CONSTRUCTION & CONSULTING LLC
16659 E. FOURTEEN RD.
FRASER, MICHIGAN 48026
TEL.: (586) 293-7790
32969 HAMILTON CT.
STE. 120
FARMINGTON HILLS, MI 48334

SHEET TITLE: **PROPOSED ELEVATIONS**
PROJECT TITLE: **RETAIL DEVELOPMENT**
17689 MASONIC RD.
FRASER, MICHIGAN

DATE	BY	ISSUED FOR
12-12-24	ST	SITE PLAN APPROVAL

SCALE: **AS NOTED**
SHEET NO.: **A-200**
PROJECT NO.: **24-1043**

Special Land Use Review Summary

Site plan dated November 11, 2024

SLU 25-01

City of Fraser, Michigan



SITE ADDRESS / LOCATION 32314 UTICA ROAD PIN 03-14-06-278-003	APPROVING BODY Planning Commission	PUBLIC HEARING DATE March 5, 2025
STAFF REPORT CONTACT INFORMATION Building Clerk – (586) 293-3100 ext. 154 Planning Consultant – Lauren Sayre – (586) 293-3100 ext. 153	APPLICANT / PROPERTY OWNER Dantee Shaba, Applicant	

BRIEF SUMMARY OF REQUEST:

The applicant, Dantee Shaba, proposes to operate a tire shop and tire service business at 32314 Utica Road, which is located in the CG District. This use is classified as an auto service station and is a special land use in the CG district and requires approval from Planning Commission.



	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
EXISTING SITE INFORMATION:	CG, Commercial General	North: CG South: CN East: RM/IR West: CN	NA	Total site area = 0.49 acres 222.01 ft frontage on Utica 206.89 ft frontage on Garfield

Compatibility with Zoning Ordinance

The CG Commercial General district designed to provide for a wide diversity of business activities which are predominantly, but not necessarily, totally retail in character. In addition to retail uses, a number of other activities, usually requiring considerable land area and access to major or secondary thoroughfares, are permitted. Uses in this district normally must have good automobile accessibility, but should not cause congestion on adjacent thoroughfares.

This proposal is consistent with the Zoning Ordinance.

Compatibility with Master Plan

The subject site is located within the Master Plan's General Park/Open Space District. We believe this is an error, and it was intended to be designated as CN, as the parcels to the north have this designation. While this use is not intended for the CN district in the Master Plan, the work will be conducted entirely inside, and it is unlikely that neighboring properties will experience adverse impacts.

PLANNER RECOMMENDATION

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

ATTACHMENTS

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

February 17, 2025

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

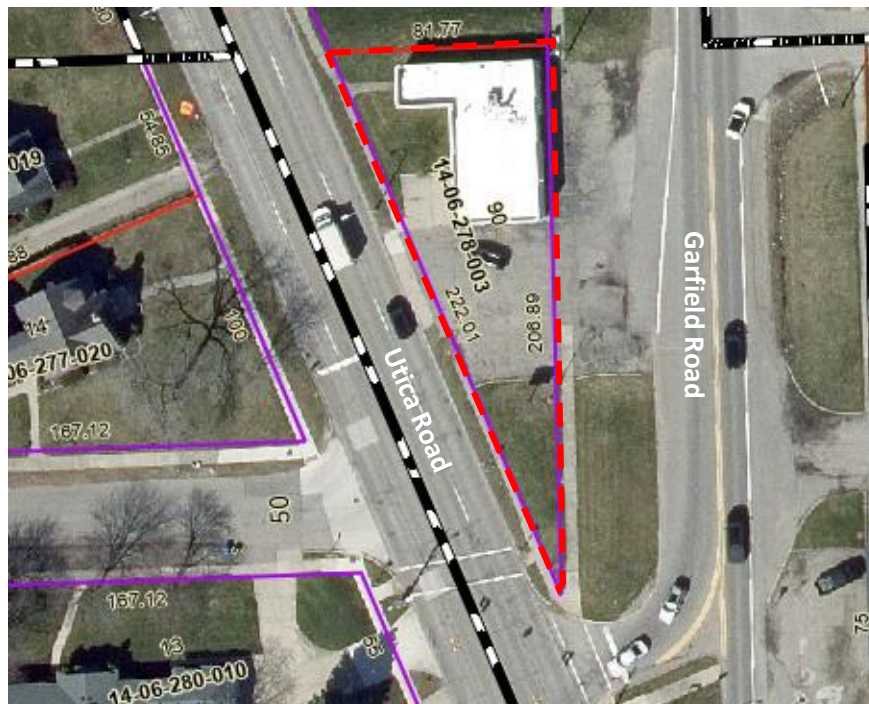
Subject: #SLU 25-01: Fraser Tire: Special Land Use Review #1
Address: 32314 Utica Road Fraser, MI 48026
Applicant: Dantee Shaba
Parcel #: 03-14-06-278-003

Dear Planning Commissioners:

A Special Land Use review and approval is required for the proposed auto service center in the City's Commercial General (CG) District, located at 32314 Utica Road. Parcel is located between Utica Road and Garfield Road.

The parcel is 0.20 acres and is zoned CG General Business District. The existing building is 2,230 square feet. The location of the site is shown to the right.

The applicant, Dantee Shaba, proposes to open a tire shop with an auto service center utilizing the existing building. Additionally, all auto servicing will be done within the building.





STANDARDS FOR SPECIAL LAND USE APPROVAL

Section 32-152 establishes the purpose and procedures for Fraser's special land use approval process. The Planning Commission is the final decision authority for special land uses in Fraser. The Planning Commission must first conduct a public hearing according to Michigan Zoning Enabling Act requirements before they decide. Section 32-153(1) contains standards for special land uses. The planning commission must believe the proposal meets each standard to approve the application. Our comments follow each standard.

- a. *The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the zoning district in which it is to be located.*

Applicant Comments	The applicant provided that they are not making any additions or adding new windows and that the building was previously an auto repair or fuel station. This is based on the presence of the overhead doors and hoist way lift cylinders.
Planning Comments	The proposed location of the Fraser Tire is along two major thoroughfares, Utica Road and Garfield. The proposed auto service center will utilize the existing building to conduct operations. We find the location, size, and character of the proposed development is of a scale and nature that is appropriate for the location, and agree with the assessment that it was previously used for an auto service station, although we can not find any certificates of occupancy to verify.

- b. *The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle interfaces in residential districts.*

Applicant Comments	The applicant stated that no new curb cuts are being proposed and that this use will likely be less intensive for traffic as it is not retail and the business will be appointment only, therefore a reduction on traffic from a 'walk-in' auto service station or retail.
Planning Comments	We believe the resulting proposal makes vehicular traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic. In particular, the resulting traffic pattern will not contribute to pedestrian-vehicle conflicts in residential districts.



- c. *The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be offensive to the occupants of any other nearby uses permitted, whether by reason of dust, noise, fumes, vibration, smoke, or lights.*

Applicant Comments	The applicant stated that there were no adjacent neighbors therefor there will be no nuisance to the neighbors.
Planning Comments	The subject site does not abut any residential homes. The subject site is located at the intersection where Utica Road and Garfield meet. It is not anticipated that dust, noise, fumes, vibration, smoke, light, or glare will be an issue with this use as all service work will be performed within the building.

- d. *The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

Applicant Comments	The applicant stated that the structure has been long-standing in the community and has not created any nuisance or interfered with the development of the neighborhood. Additionally, the building is one-story, which is shorter than adjacent homes.
Planning Comments	The proposed use will be utilized within an existing structure. The structure is not being changed externally thus will not interfere with or discourage the appropriate development and use of adjacent land and buildings. The proposed building's location and height is appropriate for the area. We believe that the proposal does not unreasonably affect adjacent property values.

- e. *The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the city.*

Applicant Comments	The applicant stated that tire shops are a convenience for neighbors.
Planning Comments	We believe the proposed use shall relate harmoniously with the surrounding land uses. There are auto related businesses in close proximity to the site. The site is also located along two major thoroughfares, Utica Road and Garfield.



- f. *The proposed use is necessary for the public convenience at the proposed location.*

Applicant Comments	The applicant stated that tire shops are a convenience for neighbors, and the closer a tire shop, the better when one is needed.
Planning Comments	The site is also located along two major thoroughfares, Utica Road and Garfield. We believe the use will provide a necessary convenience at the proposed location.

- g. *The proposed use is so designated, located, planned and to be operated that the public health, safety and welfare will be protected.*

Applicant Comments	The applicant stated that there will be no adverse impacts as the site is a “peninsula” with no immediate neighbors.
Planning Comments	We believe that the public health, safety and welfare are substantially protected. The proposed site layout currently accommodates pedestrian safety and circulation, vehicular movement both on- and off-site. We do not believe the proposed use would alter this.

- h. *The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.*

Applicant Comments	The applicant stated that there will be no burning, excessive noise, or smells associated with the site. Additionally, the building is configured to accommodate auto service.
Planning Comments	We believe that the proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

SITE PLAN COMMENTS

Site plans are required for all special land uses in the City of Fraser. The applicant is proposing utilizing the existing building. The applicant has submitted a site survey detailing the location of the property and the existing structure. Due to the nature of the project and the usage of the existing structure, we do not have any concerns regarding vehicular access and circulation, relationship to surrounding property, relationship to natural features, or infrastructure of the project.



RECOMMENDATION

We find the special land use standards to be met, and do not anticipate any adverse impacts due to this proposed use. To ensure the potential adverse impacts are limited, we would recommend approval with the following conditions:

1. *No outdoor storage is permitted without Planning Commission approval.*
2. *All work must be conducted completely within the building.*

If you have any questions, please contact us.

Respectfully,

MCKENNA

Lauren Sayre
Senior Planner, AICP

Alicia Warren
Associate Planner

Cc: City of Fraser, MI: Building Official, City Engineer, City Attorney, City DPW, Applicant



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, March 5, 2025** at the City of Fraser Municipal Complex, Council Chambers located at 33000 Garfield Road, Fraser, Michigan for the purpose of conducting a Public Hearing and making a decision on the following request:

REQUEST: 25-01 SLU – FRASER TIRE

BY REASON OF: SEC. 32-135(2) OF THE FRASER ZONING ORDINANCE

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

PROPERTY IN QUESTION: 32314 UTICA ROAD, LOCATED NORTH OF MASONIC, BETWEEN GARFIELD AND UTICA ROAD, CITY OF FRASER

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

The City of Fraser will provide necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting upon four (4) days’ notice to the Building Department at the phone number set forth above.

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

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

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

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: FRASER TIRE
Address of Project: 32314 UTICA RD FRASER MI 48026
Proposed Use: TIRE SHOP

Applicant's Name: DANTE SHABA
Address: 54967 MAILHEUR DR.
City: MACOMB Zip: 48042 Phone: 313 980 2274
Email: remaproperties@gmail.com

Parcel Identification: _____

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

Zoning: _____ Size in acres: _____ Parcel Width: _____ Parcel Length: _____

Legal Owner:
Name: FRASER ESTATE LLC Phone #: 313 980 2274

Address: 54967 MAILHEUR DR. MACOMB MI. 48042

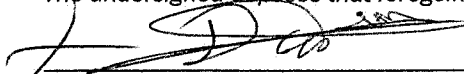
Site Plan Preparer's Name: JSN ARCHITECTURE
Phone: 586-995-2170 Fax: _____

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

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



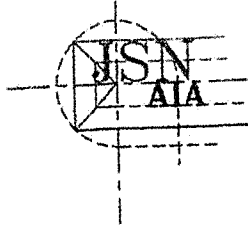
Signature of Legal Property Owner

DANTE SHABA

Please print/type name below signature

DONTE SHABA

Please print/type name below signature



Architecture
3856 12 Mile Road
Berkley, MI 48072

**TRANSMITTAL
LETTER**
AIA DOCUMENT G810

PROJECT:
(name, address)

Fraser Tire
32314 Utica Rd.

ARCHITECT'S
PROJECT NO:

2024-139

DATE: 1/20/25

TO:

Fraser, MI 48026

If enclosures re not as noted, please
inform us immediately.

ATTN:

Sal Bashi (First Fraser Estate)

If check below, please:

- ☐ Acknowledge receipt of enclosures.
☐ Return enclosures to us.

WE TRANSMIT:

- ☒ herewith ☐ under separate cover via _____
☒ in accordance with your request _____

FOR YOUR:

- ☐ approval ☒ distribution to parties ☐ information
☐ review & comment ☒ record
☒ use ☐ _____

THE FOLLOWING:

- ☒ Drawings ☐ Shop Drawing Prints ☐ Samples
☐ Specifications ☐ Shop Drawing Reproducible ☐ Product Literature
☐ Change Order ☐ _____

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
9	1/16/25		Site Plan (Sht: No. S-1), 24x36	
			for Zoning Review	
1	1/16/25		11x17 set	

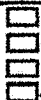
ACTION A. Action indicated on item transmitted
CODE B. No action required
C. For signature and return to this office

D. For signature and forwarding as noted below under REMARKS
E. See REMARKS below

REMARKS

COPIES TO:

(with enclosure)



Jessica Reger
By: For Joseph Novitsky

This response is to the Letter” send by Fraser’s Planning consultants-

1. The long standing one story Masonry building has been there for a very long time. we are not adding any additions or even windows to the existing commercial building. This was formerly a auto repair station and presumably fuel station. The peninsula shaped lot and over head doors lead us to believe that. The hoist way lift cylinders are still in the garage portion of the building.
2. The tire shop is less intrusive than a fuel and station and garage from our perspective, and a good fit into the neighborhood. No curb cuts ae being proposed. Not high traffic retail is being pro[posed. This is a “destination” business, bu appointments, so the impact should be less than what was here once before.
3. All our neighbors are at least across a right of Way—no directly adjacent neighbors to consider.
4. The proposed scale and use is frankly smaller than some of the adjacent homes and buildings. The scale has been time tested....
5. Tire shops ae a destination and convenience for the immediate neighbors.
6. The closer the better when one needs a tire repaired or replaced and so the convenience can’t be overstated.
7. The “Use” on the peninsula is providing protection in itself to the neighborhood impact.
8. We don’t know a better Use for this old service and gas station. It’s perfectly sited for easy access and not adjacent to anyone that would be impacted by the shop noises. There is no burning, excessive noise, or smells associated and so it appears like a good fit to us. A thriving and successful business is better for the community than an empty shell... providing no meaningful contribution.

CODE ANALYSIS (I.B.C./ M.B.C. 2015)

CHAPTER - 3	USE AND OCCUPANCY CLASSIFICATION S-1 - STORAGE / B-1 - BUSINESS
CHAPTER - 5	GENERAL BUILDING HEIGHTS AND AREAS SCOPE OF WORK AS PROPOSED DOES NOT INCREASE EXISTING BUILDING HEIGHT OR AREA. GENERAL AREA AND HEIGHT LIMITATIONS FOR THE EXISTING FACILITY HAVE BEEN REVIEWED AND APPROVED AS PART OF THE ORIGINAL BUILDING PERMIT.
CHAPTER - 6	TYPES OF CONSTRUCTION TYPE 3B, ONE STORY
CHAPTER - 7	FIRE AND SMOKE PROTECTIVE FEATURES FIRE RESISTIVE RATING(S) FOR NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS OF CHAPTER 7.
CHAPTER - 8	INTERIOR FINISHES ROOM FINISHES SHALL MEET THE REQUIREMENTS OF SECTION 803 AND TABLE 803.3. CLASS 'C' FOR INTERIOR ROOMS & CLASS 'B' FOR CORRIDORS & GENERAL AREAS. INTERIOR FLOORS SHALL MEET THE REQUIREMENTS OF SECTION 804. CLASS II IN CORRIDORS AND OPEN AREAS AND TYPE DOC FF-1 IN ENCLOSED ROOMS.
CHAPTER - 10	MEANS OF EGRESS SECTION 1004 OCCUPANT LOAD FOR PROP. TENANT - TABLE 1004.1 STORAGE USE STORAGE: 891 SF / 300 (GROSS) PER SQ. FT. = 3 OCCUPANTS BUSINESS: 1240 SF. / 100 (GROSS) PER SQ. FT. = 12 OCCUPANTS TOTAL OCCUPANCY: 15 OCCUPANTS DOOR(S) PROVIDED ARE AT LEAST 36 INCHES WIDE WHICH MEET EGRESS AND ALSO BARRIER FREE REQUIREMENTS.
CHAPTER - 11	ACCESSIBILITY ALL NEW CONSTRUCTION SHALL COMPLY WITH CHAPTER 11 REQUIREMENTS.
CHAPTER - 12	INTERIOR ENVIRONMENT
SECTION 1205	THE LIGHTING AND NATURAL LIGHT REQUIREMENTS HAVE BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIRED LIGHTING LEVELS FOR BOTH DAY AND NIGHT FOR THE PROPOSED LEASE SPACE.
SECTION 1203	EXISTING MECHANICAL VENTILATION TO BE DESIGNED AND MODIFIED TO CORRESPOND WITH THESE PLANS AND OWNER REQUIREMENTS. THE MECHANICAL CONTRACTOR SHALL SUBMIT AIR DISTRIBUTION DRAWINGS, IF APPLICABLE, FOR REVIEW BY THE ARCHITECT AND THE CITY. APPLICABLE PARTS OF THE AMERICANS WITH DISABILITIES ACT SHALL APPLY TO THIS PROPOSED ADDITION. ALL DOORS WIDTHS, ELECTRICAL DEVICES, PLUMBING DEVICES, CORRIDORS, SIGNAGE AND ALARM DEVICES SHALL MEET A.D.A. FOR THE PHYSICALLY, VISUALLY AND HEARING IMPAIRED.

THE AMERICANS WITH DISABILITIES ACT PROVIDES THAT IT IS A VIOLATION OF THE ADA TO CONSTRUCT A FACILITY FOR FIRST OCCUPANCY LATER THAN JANUARY 26, 1993, THAT DOES NOT MEET THE ACCESSIBILITY AND USABILITY REQUIREMENTS OF THE ADA, EXCEPT WHERE AN ENTITY CAN DEMONSTRATE THAT IT IS STRUCTURALLY IMPRACTICAL TO MEET SUCH REQUIREMENTS. TENANT & LANDLORD ACKNOWLEDGE THAT THESE REQUIREMENTS OF THE ADA WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTIONARY INTERPRETATIONS. THE ARCHITECT, THEREFORE, WILL USE ITS BEST PROFESSIONAL EFFORT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES AS THEY APPLY TO THE PROJECT. THE ARCHITECT, HOWEVER, CANNOT AND DOES NOT WARRANT YOU GUARANTEE THAT THE TENANT LEASED SPACE COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THAT THE DESIGN OF ANY COMPONENT IN THE TENANT LEASED SPACE WILL MEET THE REQUIREMENTS OF THE ADA IF THEY HAVE NOT BEEN SUBMITTED TO THE ARCHITECT FOR REVIEW.

GENERAL NOTES

- THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015, AND ALL CONSTRUCTION SHALL CONFORM TO ITS REQUIREMENTS.
- THESE NOTES ARE FOR GENERAL REFERENCE. WHERE CONFLICTS EXIST, THE MORE REQUIREMENTS SHALL APPLY.
- ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER. FAILURE TO DO SO MAY RESULT IN FUTURE CHANGES, THE COST OF WHICH WILL BE BORNE BY THE APPROPRIATE TRADE.
- DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS!
- PROVIDE TEMPORARY BRACING AS REQUIRED, TO INSURE THE STABILITY OF THE STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE.
- PROVIDE SHOP DRAWINGS AND ENGINEERING DATA ON ALL STRUCTURAL STEEL AND PREFABRICATED TRUSSES, INCLUDING GIRDER TRUSSES. LL = 25 psf
- PROVIDE SAFETY GLAZING IN CONFORMANCE WITH CODE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ICC BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
- CONTRACTOR SHALL EXERCISE EXTREME CARE IN SETTING GRADES FOR NEW CONSTRUCTION AS THESE GRADES ARE CRITICAL.
- FOUNDATIONS SHALL BE CARRIED DOWN (MIN. 3'-6" DEEP) TO NATURAL UNDISTURBED SOILS CAPABLE OF SUPPORTING A 2500 P.S.F. BEARING CAPACITY, OR ENGINEERED FILL. IF POORLY CONSOLIDATED SOILS ARE ENCOUNTERED AT THE DEPTHS SHOWN, THE ARCHITECT /DESIGNER SHALL BE NOTIFIED AND THE FOUNDATIONS WILL BE MODIFIED ACCORDINGLY.
- SAND FILL UNDER SLABS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 3000 P.S.I. FOR FOUNDATION WORK AND FLOOR SLABS WITH 4000 P.S.I. FOR WALKS AND STEPS. REINFORCING STEEL = 40KSI, ASTM 40.
- STRUCTURAL STEEL = 36 KSI ASTM GRADE 36.
- THE OWNER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY ON THE JOBSITE. THESE RESPONSIBILITIES ARE INTENDED TO REST SOLELY WITH THE GENERAL CONTRACTOR.
- THE INTENT IS TO UTILIZE ALL EXISTING UTILITIES: (a) PHONE, ELEC, GAS, WATER, SEWER.
- CONSULT WITH THE OWNER & INTERIOR DESIGNER FOR ALL INTERIOR FINISHING, INCLUDING BUT NOT LIMITED TO: WALLS, CEILING, FLOORS, LIGHTING FIXTURES, PLUMBING FIXTURES, CASEWORK, MILLWORK, HARDWARE FINISHES, ETC.

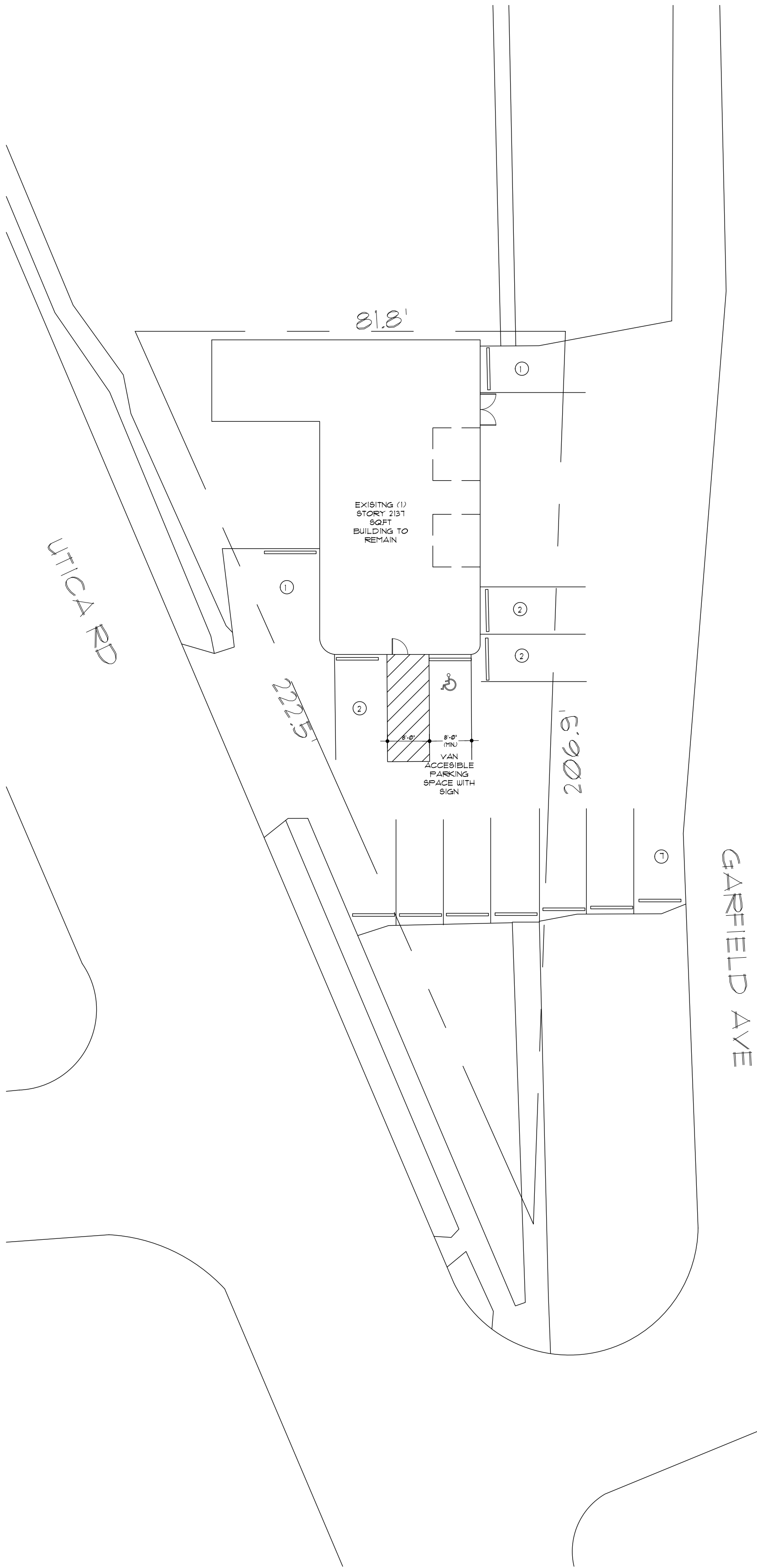
LEGAL DESCRIPTION

ASSHESBORO'S PLAT NO. 5, OF LOTS 1 & 2 & 3 & PART OF 4 & 5 & 6 OF THE SUBDIVISION OF NW 1/4 OF SEC 5 AND NE 1/4 AND NE 1/4 OF NW 1/4 OF SEC 6, T1N R13E, L 14 P 23, LOT 50.

ZONE: CG - COMMERCIAL GENERAL

PARKING ANALYSIS

3 SPACES PER BAY X 2 = 6 SPACES
1 SPACE PER EMPLOYEE X 2 = 2 SPACES
1 SPACE PER 100 SQFT AREA - 387 = 4 SPACES
TOTAL: 12 SPACES REQUIRED

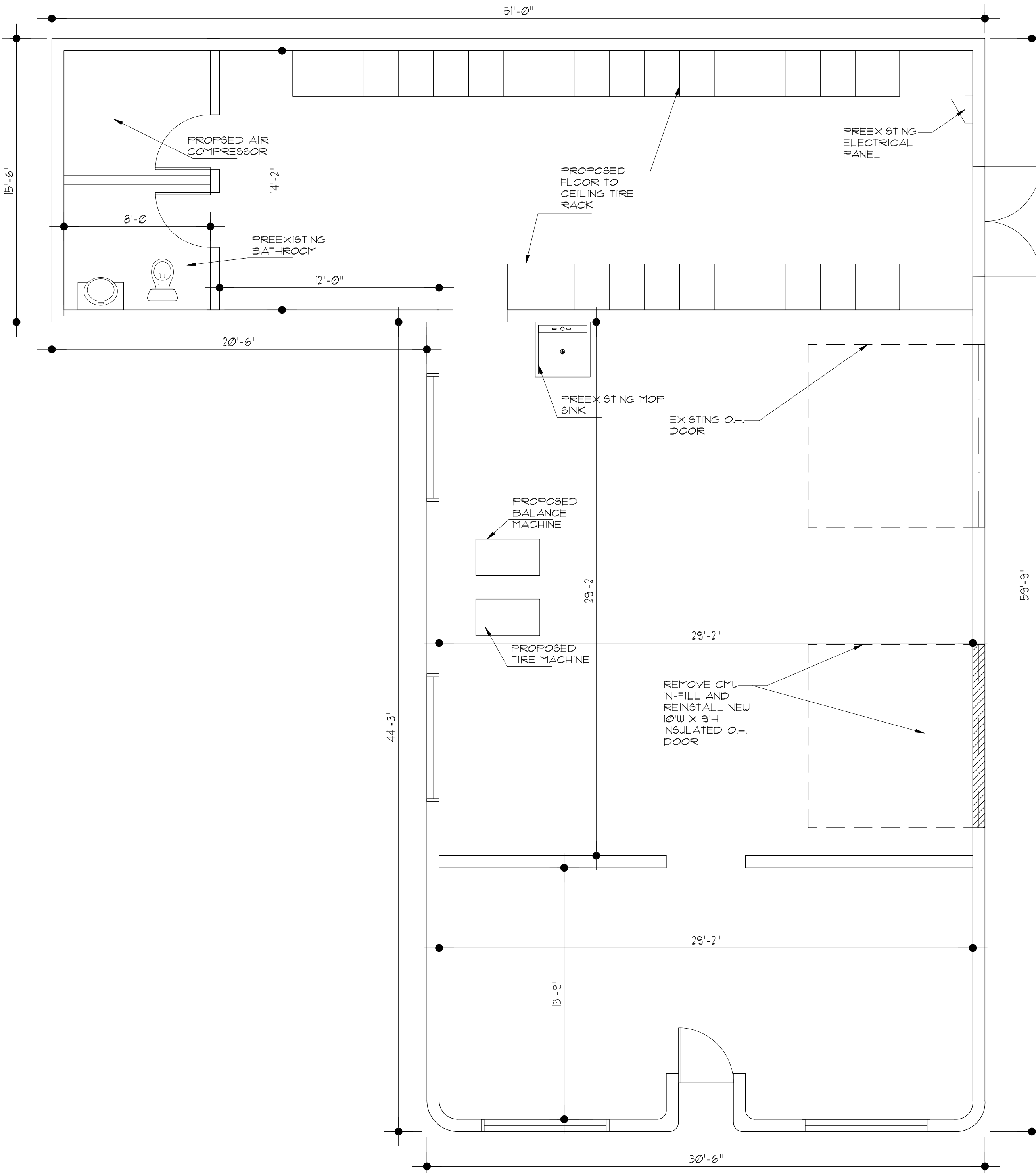


EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

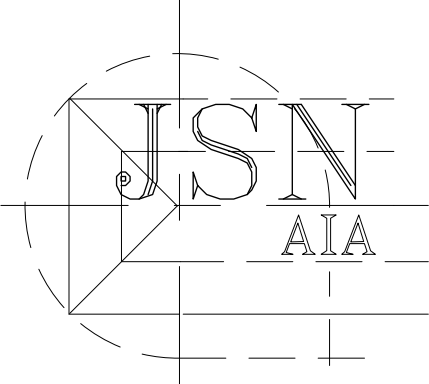


LOCATION MAP



EXISTING SITE PLAN

SCALE: 1/4" = 1'-0"



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:

DATE	DESCRIPTION
11/11/2024	EXISTING CONDITIONS
01/16/2025	REVIEW

Project Name:

32314 UTICA RD
FRASER, MI 48066

OWNER:
FIRST FRASER ESTATE
DONTIE SHABA

Sheet Title:

SITE
PLAN,
ZONING
&GENERAL
NOTES

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WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 11/11/2024
Drawn by: MMC

Project Number:

2024-139

Sheet Number:

S-1



Memorandum

TO: Fraser Planning Commission
Lauren Sayre, AICP
FROM: Don DeNault
Alyssa Ericson
SUBJECT: Driveway Expansion and Lot Coverage
DATE: February 12, 2025

This memo provides a recommendation for addressing residential driveway expansions. There are 3 areas of the ordinance that should be updated to allow for driveway expansions in a manner that protects the health, safety, and welfare of residents. These include the definitions, off-street parking, and building requirements for one family residential districts.

We have circulated this to Engineering and DPW for comments on impervious surface recommendations.

These changes are reflective of Engineering, DPW, Planning, and Legal considerations. A public hearing on the text amendments will be held on March 5, 2025, and following the public hearing, we are looking for Planning Commission to make a recommendation to City Council.

We look forward to discussing further.

EXISTING ORDINANCE

Below is the existing ordinance which does not allow for driveways in the front or side yard unless it's to access required parking areas (side entry garage, detached garage, or side or rear required parking space). Required parking for single-unit dwellings is two spaces.

Sec. 32-92(10)

Residential off-street parking spaces for one and two-family uses shall consist of a parking strip, driveway, garage, carport, or combination thereof, and shall be located on the premises they are designated to serve. Parking shall be restricted to paved areas. Paved areas shall not be permitted in any required side yard or any required front yard (except the driveway located in the front yard) unless it is necessary to provide access to a side entry garage, detached garage, or side or rear required parking space(s). Horseshoe drives may not be used to satisfy the parking requirements.



RECOMMENDED AMENDMENTS

Sec. 32-3, Definitions:

The following provision would be added to the definitions.

Driveway. The paved surface providing access to an attached garage, detached garage, or other required or permitted parking on a lot.

Sec. 32-92(10):

The following provision would replace the existing ordinance provision on residential driveways.

The following provisions are applicable to residential off-street parking spaces for one and two-family uses:

a) Driveway Dimension Requirements

	Maximum Width at the Property Line	Maximum Width	Side Setback
Attached Garages	Width of garage	Width of garage plus 9 feet ^{ab}	1 ft
Detached Garages	12 feet	Width of garage plus 9 feet ^{ab}	1ft
No Garages	12 feet	20 feet	1ft

- Driveway must use side yard first before using the front yard for creation or expansion of driveway exceeding the width of the garage.
- If driveway exceeds the width of the garage, the expansion must include a 45-degree taper from the intersection of the driveway and sidewalk, or Right-of-Way if no sidewalk exists, to the end of the expanded driveway.

- Parking shall be restricted to paved areas.
- All driveways shall be designed and constructed to prevent stormwater runoff from flowing onto adjacent properties. Driveways must be graded to direct runoff toward appropriate drainage infrastructure, such as swales, culverts, or stormwater management systems.
- Driveways must adhere to the impervious surface maximums specified in Sec. 32-122(4).
- Horseshoe drives may be permitted only on corner lots on the frontage without garage frontage. The width of the horseshoe drive may not exceed 9 feet at any given point.
- Only 1 approach, which refers to the portion of the driveway that connects to a public or private roadway, is permitted per parcel. This limit does not apply to corner lots.

Sec. 32-122(4): Building Requirements

We propose adding the following impervious surface maximums to the existing building requirements for one family residential districts.

	RM	RL
Maximum Front Yard Impervious Surface	40%	35%
Maximum Total Lot Impervious Surface	50%	45%



MCKENNA

Filling the Gaps in Fraser: Community Engagement Executive Summary

TO: City of Fraser; Mike Vigneron, AEW; Julia Bove, AEW; Rob Barrett, Fraser DPW
FROM: Ashley Jankowski
SUBJECT: **Filling the Gaps in Fraser: Community Engagement Summary**
DATE: February 7, 2025

In 2024, the City of Fraser was awarded grant funding from SEMCOG's Complete Streets and Corridor Safety Planning program. With this funding, Fraser is working to assess and strategically address gaps in the community's sidewalk network to improve connectivity, accessibility and well-being for all.

Since November 2024, the City of Fraser has collaborated with AEW and McKenna to engage the Fraser community to learn about their experience utilizing the sidewalk in the City and to ascertain their priorities for sidewalk gap improvement. This engagement includes:

- A digital Sidewalk Survey (open from November 11, 2024 to January 31st, 2025)
- An interactive project website with a public comment mapping activity (open from December 3, 2024 to January 31st, 2025)
- An in-person sidewalk gap prioritization activity at the Future of Fraser Open House (January 28th, 2025)

These engagement opportunities were advertised through announcements at City Council meetings, social media posts, and physical flyers posted around City Hall. A summary of these activities as well as their key takeaways are included below.

KEY FINDINGS ACROSS ALL ENGAGEMENT

Fraser Community Members Utilize Sidewalks Mostly for Health Benefits and Community Life

- A large portion (78%) of survey respondents use Fraser's sidewalks 3 or more times per week.
- At this time, Fraser's walking community largely uses sidewalks for recreational and relaxation purposes, rather than as a key form of travel. A smaller portion of residents use sidewalks for errands and visiting friends and family.
- With improved sidewalk improvements, residents and visitors anticipate being able to exercise, shop and dine, and participate in community life more freely and accessibly.

Current Sidewalk Gaps Affect Quality of Life for Residents in Different Stages of Life

- Parents with strollers or young children, and residents who use a wheelchair find the current sidewalk gaps are a hindrance to their mobility
- On average, the responding residents ranked the walkability of their neighborhood at a 2.8 stars out of 5, and the conditions of the sidewalks in their neighborhood at a matching 2.6 stars out of 5

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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MCKA.COM

Communities for real life.



Shared Priorities Emerged for Addressing Gaps Along Distinct Roadways in Fraser

- Across all forms of engagement, the following roadways were consistently identified as a priority for sidewalk gap improvements:
 - Mulvey Road (including the main roadway, and connecting neighborhoods)
 - Hayes Road
 - Utica Road (including the main roadway, and connecting neighborhoods)
- Fraser community members prioritize safety, health, and connection for sidewalk gap improvements.
 - Fraser Schools, including walking routes to schools, took the highest priority among residents for sidewalk gap improvements
 - Given the Fraser community's affinity for using sidewalks as a means of exercise, as well as the low rankings of neighborhood walkability, **connections to neighborhoods and to parks, such as McKinley Barrier Free Park**, also emerged as high priority for sidewalk gap improvements.

More detailed locations of priority areas for sidewalk improvements are included in the recommendation table below, and the Community Engagement Full Summary in subsequent sections.

Mulvey Road	Hayes Road	Utica Road
• <i>Between 14 Mile and Utica, Utica and Garfield</i> • <i>Between Mulvey and Mainer</i> • <i>Near Blanke Park</i> • <i>Near neighborhoods and connecting subdivisions</i> ◦ <i>Mulvey North Condo Association</i> ◦ <i>Mulvey Gardens Condos</i>	• <i>Between 13 Mile and Masonic;</i> • <i>Masonic to 14 Mile (East Side)</i> • <i>14 Mile to 15 Mile (East side)</i> • <i>Near Walgreens, Tutor Time, Dollar General</i> • <i>Near neighborhoods and connecting subdivisions</i> ◦ <i>Between Sherwood Lane and Cambridge Street</i> ◦ <i>Stoney Brook Lane to Masonic</i> ◦ <i>Between French Creek and Fairview</i>	• <i>Between 14 Mile and Mulvey, Mulvey to 15 Mile Road</i> ◦ <i>Near Big Boy, Meijer, and other restaurants</i> • <i>Woodlane – near bus stops</i> • <i>Near golf course</i> • <i>Near neighborhoods and connecting subdivisions</i>
Parks and Green Spaces	Educational Spaces	Apartment Complexes and Neighborhoods
• <i>McKinley Barrier Free Park</i> • <i>Steffens Park</i> • <i>Golf Course</i> • <i>Blanke Park</i> • <i>Meadows Park</i> • <i>Heindel Park</i>	• <i>Eisenhower Elementary</i>	• <i>Villas of Pine Ridge</i> • <i>Venetian Village/Woodbine Road</i> • <i>Oakview Apartments</i> • <i>Neighborhoods listed on page 14</i>



RECOMMENDED NEXT STEPS

Based on these identified priorities, the next steps are as follows:

1. Organize discussions with the Planning Commission and Recreation Commission to share and validate community priorities while adding additional considerations.
2. Host additional feedback discussions with key stakeholders, including Business Owners and Senior Citizens.
3. Review community, Commission, and stakeholder priorities alongside Fraser's ongoing planning documents and annual Capital Improvement Plan; Gather cost and timeline estimates for Sidewalk Gap Improvements projects.
4. Develop a prioritization matrix and a prioritized list of Sidewalk Gap Improvement projects.
5. Communicate and approve project lists with Boards, Commissions, and community.



Monthly Planning & Zoning Report

For February 2025

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

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

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

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



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



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

LOOKING FORWARD

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

CONTACT US

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

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