



**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, April 2, 2025 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – April 2, 2025**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – March 5, 2025**
- 6. Unfinished Business**
  - a. Public Hearing
    - i. Driveway Expansion Text Amendments
- 7. New Business - None**
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – March 2025**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment**

Posted: March 21, 2025



**CITY MANAGER**  
Elaine Leven  
**CITY CLERK**  
Cynthia Greenia

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**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**

Meeting was called to order by Chairman Warunek at 7pm and Chairman Warunek led the Pledge of Allegiance

**2. Roll Call**

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

Also Present: City Planner Lauren Sayre, City Clerk August Gitschlag, City Attorney Alexandor Hishon

**3. Approval of Agenda – March 5, 2025**

*A robust discussion regarding the publication of the Public Hearing for the Driveway Expansion Text Amendments in the Macomb Daily vs The Fraser Chronicle. The Chair concedes the notice was published in compliance, but would have preferred it was posted in the Chronicle.*

**Motion by Farina, Meyer seconds** to approve the Agenda as presented.

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

Nays:

Absent:

**Motion Passes**

**4. Chairperson's Opening Remarks**

**5. Approval of Minutes – January 13, 2025 & February 5, 2025**

**Motion by Czarnecki, Keil seconds** to approve the Minutes of January 13, 2025 as presented.

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

Nays:

Absent:

**Motion Passes**

**Motion by Czarnecki, Keil seconds** to approve the Minutes of February 5, 2025 as presented.

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

Nays:

Absent:

**Motion Passes**

**6. Unfinished Business**

**a. Site Plans**

**i. SP 24-07, 33420 Utica Road - Duplex Condominiums**

*Applicants Osama and Ayad Razooq and project engineer Larry Meroji were present*

Commissioners had a list of concerns from the January 13<sup>th</sup>, 2025 minutes where they asked the applicant for a revised site plan that considered the following:  
Architecture design, trash removal, open space, screening, barrier free parking and parking dimensions

**Motion by Farina Czarnecki seconds** to accept the site plan for 33420 Utica Rd. with planners recommendation and gazebo is built as presented in the rendering provided

today. In addition we require a landing pad for egress added to the back of the building 3 x 6 with steps leading out, and the finish on the exterior be brick all the way up to match the rest of the building. The applicant shall provide parking stall dimensions for the barrier free spaces that are compliant with Section 32-94(2) and federal requirements. The applicant shall provide details of screening wall along the rear property line and the applicant shall provide details of dumpster enclosure.

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

**Motion Passes**

ii. SP 24-08, 17689 Masonic Blvd - Strip Mall  
*Applicant Tarik Dehko and project manager Sam Thomas were present*

**Motion by Tuller, Farina seconds** to approve SP 24-08 provided that DPW approves the tree location (moving a foot and a half) as well as the loading space and the dumpster enclosure, and they presentation of a compliant lighting plan

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

**Motion Passes**

**7. New Business**

a. Public Hearings

i. SLU 25-01, 32314 Utica Road – Fraser Tire  
*Applicants Dantee Shaba and Sal Bashi presented*  
Applicants described their similar business in Detroit and answered the commissioner’s concerns about storage and noise.  
**Public Hearing opened at 8:21pm**  
**Public Hearing closed at 8:21pm with no participation.**

**Motion by Keil, Tuller seconds to approve** Special Land Use 25-01 with the conditions that  
1. No outdoor storage is permitted without Planning Commission approval.  
2. All work must be conducted completely within the building.

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

**Motion Passes**

ii. Driveway Expansion Text Amendments  
A great deal of discussion occurred about the lack of resident participation in the public hearing which Commissioners believe is because of the lack of publication in the Fraser Chronical newspaper.  
**Public Hearing opened at 8:49pm**  
**Public Hearing closed at 8:54pm** - Doug Buchanon spoke

**Motion by Farina, Tuller seconds** to approve the driveway expansion text amendments with the exception made for major roads with no street parking be allowed driveway expansion restricted to impervious surfaces.

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

**Motion Fails**

The motion was made with the maker of the motion expecting it to fail.

**Motion by Warunek, Tuller seconds** that another public hearing on the Driveway Expansion Text Amendments be brought back for the April Planning Commission meeting, with notice to be published in the Fraser Chronicle, as well as the Macomb Daily for legal compliance.

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

Nays:

Absent:

**Motion Passes**

b. Sidewalk Gap Project Discussion

*Ashley Jankowski from McKenna presented.*

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. Key Findings:

- Fraser Community Members Utilize Sidewalks Mostly for Health Benefits and Community Life
- Current Sidewalk Gaps Affect Quality of Life for Residents in Different Stages of Life
- Shared Priorities Emerged for Addressing Gaps Along Distinct Roadways in Fraser

**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**

**Members discussed church resale shops and fish frys**

**12. Adjournment**

**Motion by Farina, Meyer seconds** to adjourn

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

Nays:

Absent:

**Motion Passes**

**Meeting adjourned at 9:41pm**



# Memorandum

**TO:** Fraser Planning Commission  
Lauren Sayre, AICP  
**FROM:** Don DeNault  
Alyssa Ericson  
**SUBJECT:** Driveway Expansion and Lot Coverage  
**DATE:** March 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 was held on March 5, 2025, but Planning Commission tabled the item.

Another public hearing is scheduled for April 2, 2025, with Planning Commission changes incorporated 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 |
|-------------------------|------------------------------------|-------------------------------------------|--------------|
| <b>Attached Garages</b> | Width of garage                    | Width of garage plus 9 feet <sup>ab</sup> | 1 ft         |
| <b>Detached Garages</b> | 12 feet                            | Width of garage plus 9 feet <sup>ab</sup> | 1ft          |
| <b>No Garages</b>       | 12 feet                            | 20 feet                                   | 1ft          |

- a. Driveway must use side yard first before using the front yard for creation or expansion of driveway exceeding the width of the garage.
  - b. 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.
- 
- a) Parking shall be restricted to improved surfaces.
  - b) 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.
  - c) Driveways must adhere to the impervious surface maximums specified in Sec. 32-122(4).
  - d) Horseshoe drives may be permitted only on corner lots on the frontage without garage frontage or on lots with frontage on a street that does not allow street parking at any time. The width of the horseshoe drive may not exceed 9 feet at any given point.
  - e) 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.*

|                                              | <b>RM</b> | <b>RL</b> |
|----------------------------------------------|-----------|-----------|
| <b>Maximum Front Yard Impervious Surface</b> | 40%       | 35%       |
| <b>Maximum Total Lot Impervious Surface</b>  | 50%       | 45%       |

**AFFIDAVIT OF PUBLICATION**

2125 Butterfield Dr, Suite 102N • Troy MI 48084

**CITY OF FRASER  
33000 GARFIELD**

**FRASER, MI 48026  
Attention: Alicia Warren**

**STATE OF MICHIGAN,  
COUNTY OF MACOMB**

The undersigned Cyndy Slater (Cyndy Slater), being duly sworn the he/she is the principal clerk of Macomb Daily, macombdaily.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

**CITY OF FRASER**

**Published in the following edition(s):**

|                 |          |
|-----------------|----------|
| Macomb Daily    | 03/14/25 |
| macombdaily.com | 03/14/25 |

VICKI ARSENAULT  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires May 11, 2026  
Acting in the County of \_\_\_\_\_

Sworn to the subscribed before me this 18 March, 2025

Vicki Arsenault  
Notary Public, State of Michigan  
Acting in Oakland County

**Advertisement Information**

**Client Id:** 644878

**Ad Id:** 2700118

**PO:**

**Total:**



**City of Fraser**  
Building & Code Enforcement Department

**PUBLIC HEARING NOTICE - ZONING  
ORDINANCE TEXT AMENDMENTS**

NOTICE IS HEREBY GIVEN that the City of Fraser Planning Commission will meet on **Wednesday, April 2, 2025**, at 7:00 p.m. in the Fraser City Hall Council Chambers at 33000 Garfield Road, located at the southeast corner of Fourteen Mile and Garfield Roads, Fraser, Michigan for the purpose of conducting a Public Hearing and making a recommendation in regard to amending Chapter 32 of the City Code of Ordinances (Zoning) including Article I (In General) Section 32-3- Definitions, Article VI (Off-Street Parking and Loading Requirements) Section 32-92(10) - General Parking Requirements, and Article IX (Residential and Recreation Districts) Section 32-122(3) - Minimum Yard Requirements.

The Planning Commission shall consider the above listed amendment to the City's Zoning Ordinance. These changes would add a definition for "driveways," replace the existing residential off-street parking standards with updated requirements and specify maximum impervious surface coverage for RM and RL zoned properties.

The proposed amendments may be viewed by emailing [zoning@micityoffraser.com](mailto:zoning@micityoffraser.com) or at City Hall (33000 Garfield Road, Fraser, Michigan) during regular business hours (8:00 a.m. to 4:30 p.m., Monday through Friday).

NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the proposed ordinance amendments in person, or by agent or attorney during the public hearing to be held on the date and time of the meeting.

Questions regarding the proposed ordinance changes can be directed to the Planner at 5862933100. Written comments may be submitted to the Planner c/o Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or by email to the Planner at [zoning@micityoffraser.com](mailto:zoning@micityoffraser.com) up to 4:30 p.m. of the meeting date.

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.





# City of Fraser

Building & Code Enforcement Department

## **PUBLIC HEARING NOTICE - ZONING ORDINANCE TEXT AMENDMENTS**

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# Monthly Planning & Zoning Report

For March 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<br><br>34400 Utica<br>Hockeyland Outlot<br><br>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.<br><br>Revised site plan approved at September PC meeting. CofO contingent on satisfaction of all PC conditions of approval.<br><br>Lot split application approved in October 2022. Approved to move forward with the process without finalized parking agreement.<br><br>Construction underway.<br><br>Planning Commission conditionally approved the site plan with amendments to the conditions regarding off-site shared parking agreements.<br><br>SLU modification approved at March 6, 2024 PC Meeting.<br><br>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.<br><br>Big Boy / Hockeyland met with City in October to discuss outstanding items. |
| RZ23-02<br><br>32981 & 32875 Utica<br>Road<br><br>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.<br><br>Planning Commission recommended denial of conditional rezoning to City Council at January 3, 2024 Planning Commission Meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



| PROJECT # / ADDRESS                                                                                                        | SCOPE                                                                                                                                                                                                      | STATUS / NEXT STEPS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                            |                                                                                                                                                                                                            | <p>City Council approved Conditional Rezoning on October 30, 2024. Applicant is currently revising the agreement in accordance with conditions provided at the meeting.</p> <p><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></p> <p>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.</p> |
| <p>SP 24-01</p> <p>ZBA 24-03</p> <p>34400 Klein</p> <p>Foundation Solutions 360</p>                                        | <p>Site Plan amendment to remove ZBA condition and add paved parking area.</p> <p>Variance amendment to remove shared parking requirement. Variance request to increase parking setback nonconformity.</p> | <p>The site plan will be reviewed at the April 3, 2024 PC meeting.</p> <p>The variance requests granted at the May 2, 2024 ZBA meeting.</p> <p>The site plan was approved at the June 5, 2024 PC meeting.</p> <p>The site plan is in engineering review.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>SP 24-04 34625 Utica Road</p> <p>SLU24-02 34625 Utica Road</p> <p>ZBA 24-07 34625 Utica Road</p> <p>Mister Car Wash</p> | <p>Request for site plan approval for new car wash.</p> <p>Request for special land use for open air business (outdoor vacuums).</p> <p>Variance request to increase the maximum illumination levels.</p>  | <p>Planning Commission approved the Special Land Use and conditionally approved the site plan on December 4, 2024 meeting.</p> <p>Planning Commission approved the site plan amendment on January 13, 2025.</p> <p>Zoning Board approved the variance for lighting at the January 16, 2025 meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>ZBA 24-06 33420 Utica Road</p> <p>Use Variance for multiplex development</p> <p>SP 24-07 33420 Utica Road</p>           | <p>Request for a use variance to construct a multiplex development in the RM district.</p> <p>Request for site plan approval for multiplex development.</p>                                                | <p>The Zoning Board of Appeals approved the use variance at the November 7, 2024 meeting.</p> <p>Planning Commission tabled site plan on January 13, 2025. Applicant to return with revisions.</p> <p>The site plan was conditionally approved at the March 5, 2025 meeting. The applicant has submitted updated plans that meet the conditions required and is now in engineering review.</p>                                                                                                                                                                                                                                                                                                             |
| <p>SP 24-08 17689 Masonic Blvd</p> <p>Strip Mall</p>                                                                       | <p>Request for site plan approval for commercial strip mall.</p>                                                                                                                                           | <p>Applicant postponed review at the January 13, 2025 Meeting. The applicant will revise site plan and return to Planning Commission.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| PROJECT # / ADDRESS                                                                            | SCOPE                                                                                                                    | STATUS / NEXT STEPS                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                |                                                                                                                          | The site plan was conditionally approved at the March 5, 2025 meeting. The applicants is obtaining DPW approvals.                                                                                                                                                                                                                                                                                                                                                                             |
| SP 25-01 16945<br>Masonic Blvd<br><br>ZBA 25-01 16945<br>Masonic Blvd<br><br>De-Cal Mechanical | Request for new commercial driveway.<br><br>Request for parking reduction variance and driveway width reduction variance | Planning Commission conditionally approved the proposal for a new commercial driveway at the February 5, 2025 Planning Commission Meeting.<br><br>As a condition of approval the applicant is seeking 2 variances, 1 for parking reduction and one for driveway width. ZBA granted the parking reduction but not the driveway width on March 6 ,2025.<br><br>The applicant must obtain a Class A Nonconformity Status before alterations may be made as this is a legally non-conforming use. |
| SLU 25-01 32314 Utica Road<br><br>Fraser Tire                                                  | Request to operate an auto repair and service center, which is requires SLU approval in the CG.                          | The Special Land Use was approved at the March 5, 2025 Planning Commission Meeting.                                                                                                                                                                                                                                                                                                                                                                                                           |

## LOOKING FORWARD

- Full Zoning Ordinance Rewrite (End of 2025 – Early 2026)
  - First Draft for Staff review anticipated first week in April

## 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](mailto:lsayre@mcka.com))
- Alicia Warren ([awarren@mcka.com](mailto:awarren@mcka.com))