



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

AGENDA
CITY OF FRASER ZONING BOARD OF APPEALS
Thursday, June 5, 2025 @ 7:00 P.M.
COUNCIL CHAMBERS, 33000 GARFIELD; FRASER, MI 48026

- 1. Call Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda – June 5, 2025**
- 5. Approval of Minutes – March 6, 2025**
- 6. Formal Statement by Chair**
- 7. Old Business (Postponed Cases)- None**
- 8. New Business of the Board**
 - a. Presentation/Discussion – Zoning Ordinance Update**
- 9. Unfinished Business of the Board - None**
- 10. Monthly Report**
 - a. May Monthly Report
 - b. Action items Update – none
- 11. Planning Commission Liaison**
- 12. Public to be Heard**
- 13. Adjournment.**

Posted: May 29, 2025



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CITY OF FRASER ZONING BOARD OF APPEALS

Thursday, March 6, 2025 @ 7:00 P.M.

COUNCIL CHAMBERS, 33000 GARFIELD; FRASER, MI 48026

A regular meeting of the City of Fraser Zoning Board of Appeals was held Thursday, January 16, 2025 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. Call Meeting to Order

Chair Farina called the meeting to order at 7:00 pm

2. Pledge of Allegiance

Chair Farina led the Pledge of Allegiance.

3. Roll Call

Present: Burley, Chimenti, Farina, Menendez, Wahl

Absent: Green, Stasek

Chair Farina noted for the record that Members Green and Stasek absences were excused as the Board was previously made aware of their availability.

Others present : City Planner Sayre, City Attorney DeNault, City Clerk Gitschlag

4. Approval of Agenda – March 6, 2025

Motion by Menendez supported by Burley to approve the agenda as presented.

Ayes: Burley, Chimenti, Farina, Menendez, Wahl

Nays:

Absent: Green, Stasek

Motion Carried

5. Approval of Minutes – January 16, 2025

Motion by Menendez supported by Chimenti to approve the agenda as presented.

Ayes: Burley, Chimenti, Farina, Menendez, Wahl

Nays:

Absent: Green, Stasek

Motion Carried

6. Formal Statement by Chair

7. Old Business (Postponed Cases)- None

8. New Business of the Board

a. Public Hearings – ZBA 25-01, 16945 Masonic Boulevard

To obtain a variance from zoning ordinance standards of minimum off-street parking count for industrial, manufacturing, and related accessory offices. 26 parking spaces are required, and the applicant is requesting a variance of 6 spaces, allowing for a total of 20 spaces. AND To obtain a variance from zoning ordinance standards for combined ingress/egress access width to a parking lot from 30 ft to 22 ft, which requires a variance of 8 ft.

Business owner Randy DeBeul presented his case and described his needs to the Board.

Mr. DeBeul withdrew his request to obtain a variance from zoning ordinance standards for combined ingress/egress access width to a parking lot from 30 ft to 22 ft, which requires a variance of 8 ft for additional changes.

Motion by Burley supported by Wahl to approve the variance to reduce the required parking from 26 to 20 spaces due to spatial limitations from the site's legal industrial use in the CN district.

Members reminded the applicant that he is not allowed to have outside storage or block required parking spaces.

Public Hearing Opened at 7:59pm

Public Hearing Closed at 8:00pm

Ayes: Burley, Chimenti, Farina, Menendez, Wahl

Nays:

Absent: Green, Stasek

Motion Carried

9. Unfinished Business of the Board – None

10. Monthly Report

a. February Monthly Report – Hockeyland paperwork IS IN

b. Action items Update – none

11. Planning Commission Liaison

Frank Farina updated the Board on the Planning Commissions approvals of the site plan for Duplex Condos at 33420 Utica, the site plan for a strip mall at 17689 Masonic, and the special land use for Fraser Tire at 32314 Utica Rd. He also reported on the driveway extension postponement, and the Sidewalk Gap presentation.

12. Public to be Heard - none

13. Adjournment

Motion by Menendez supported by Chimenti to adjourn the meeting

Ayes: Burley, Chimenti, Farina, Menendez, Wahl

Nays:

Absent: Green, Stasek

Motion Carried

Meeting adjourned at 8:08pm



Memorandum

TO: City of Fraser Zoning Board of Appeals
FROM: Lauren Sayre, AICP
SUBJECT: Zoning Ordinance Update Status and Discussion
DATE: May 27, 2025

We will provide a brief presentation detailing the progress for the Zoning Ordinance Update at the June 5, 2025 Meeting. We hope to provide the ZBA with an overview of the proposed major changes, as well as discuss with the ZBA various sections that have been recent variance requests.

The following sections will be reviewed and discussed and have been attached to the end of this memo.

- Lighting
- Building Façade Material
- Landscaping & Screening

Please note that these sections are based on the first draft of the ordinance and will undergo more rounds of edits based on Staff, Steering Committee, and Planning Commission feedback.

Section 32-87 Building Grades

When a new building is constructed on a vacant lot between 2 existing buildings or adjacent to an existing building, the existing established grade shall be used in determining the grade around the new building, and the yard around the new building shall be graded in such a manner as to meet existing grades and not to permit run-off of surface water to flow onto the adjacent property. If necessary, drain systems will be installed to provide water run-off solutions from new buildings onto existing areas at the new building owner's expense. Final grades shall be approved by the building official. Where final grades are 2 feet or more above the grade of the fronting road, or when the building official deems necessary, a "certificate of grading and location of building" shall be duly completed and certified by a registered engineer or land surveyor before final grades are approved.

Section 32-88 Building Materials Schedule of Regulations

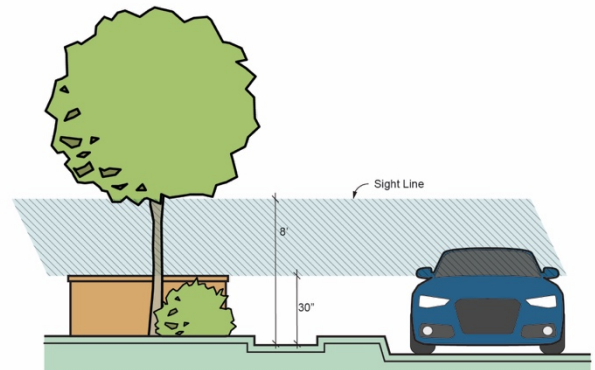
- a. The following standards apply to all buildings (except for single detached dwelling units, duplexes, and triplexes):
- (1) Primary materials comprise a minimum of 75% of the first-floor façade and 50% of the façade for upper floors.
 - (2) Secondary materials comprise a maximum of 25% of the first-floor façade and 50% of the façade for upper floors.

Material	Zoning District					
	Non-Residential Uses in RL, RM, RT, or RH	CN	CBD	CG	LI	GI
Masonry - Brick (natural, glazed, painted) - Stone (natural, synthetic) - Terra Cotta	Primary, Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary
Concrete - Cast in Place - Precast	-	Primary, Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary
Concrete Masonry Units (CMU) Burnished and Split Face	-	Secondary	Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary
Siding - Wood (natural, composite) - Fiber Cement Board (e.g. Hardi Panel)	Secondary	Secondary	-	-	-	-
Stucco - Traditional cementitious - Synthetic EIF	Secondary	Secondary	Secondary	Primary, Secondary	-	-
Architectural Metal Panel - Insulated - Composite	-	-	-	Secondary	Primary, Secondary	Primary, Secondary

- b. In addition to permitted primary and secondary materials, materials that may be used for architectural details, accent, or trim (not to exceed 10% of the façade) include: glass reinforced fiber cement; molded polyurethane; glass block; metal; and wood.
- c. The following exterior finish materials are prohibited for all buildings, due to their environmental impact or lack of durability: plywood siding materials, sheet / corrugated metal.
- d. The color of each façade material must be harmonious with the color of all other façade materials used on the same building and on adjacent buildings and must be in character with or improve the character of the vicinity. Colors are harmonious if they are complementary in hue, tone, and intensity.
- e. Balconies, railings, and porch structures must be metal, wood, glass, cast concrete, or stone.

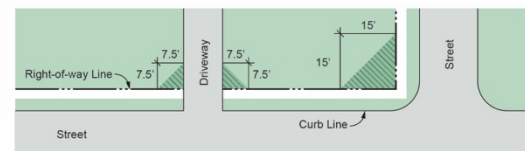
Section 32-89 Clear Vision Area

- a. Within a clear vision area, there can be no fence, structure, or planting between 30-inches to 8-feet in height to enable an unobstructed view of approaching traffic. This standard does not apply to buildings.
- b. The clear vision area is defined as the following:
 - (1) **Two Streets.** The area at the intersection of two streets within a required setback, measured 15-feet on each street along the lot line.
 - (2) **Driveway and a Street.** The area at the intersection of a driveway and the right-of-way, measured 7.5-feet on both the driveway and street along the lot line.



Clear Vision Area

Maximum Height 30" for Shrubs and Other Landscape Features



Section 32-90 Engineering Code

All improvements required in this chapter shall comply with the design and construction standards of the City Engineering Code.

Section 32-91 Fences

- a. **Generally:**
 - (1) **Permit.** Installation of a fence or gate on any lot requires a permit.
 - (2) **Residential Fences.** All fences in residential areas shall be of an ornamental type and shall not be more than 6 feet, nor less than 3 feet in height above the established grade level of the land where the fence is erected.
 - (3) **Industrial or Commercial Fences.** All fences in areas zoned or used for nonresidential purposes shall not be less than 6 feet, nor more than 8 feet in height above the established grade level of the land where the fence is erected.
- b. **Location:**

Article VI.

Lighting

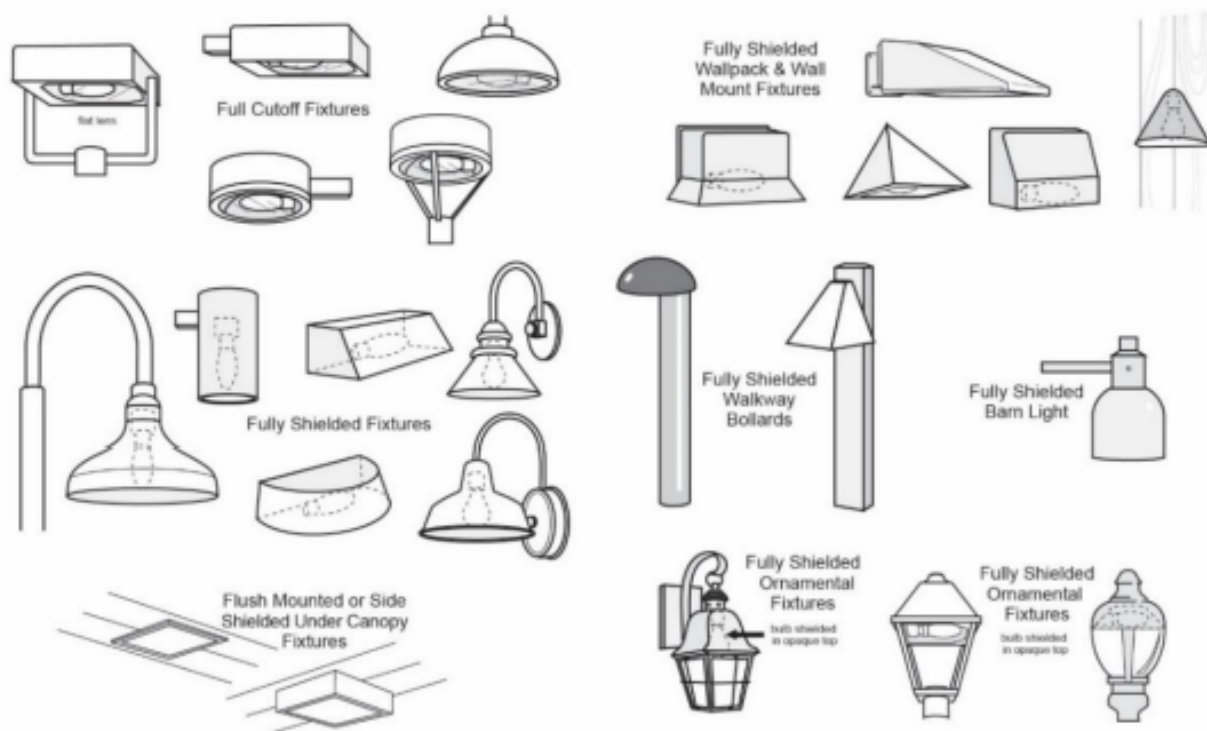


Section 32-97 Intent

- a. The regulations in this section are intended to:
- (1) Require sufficient lighting for parking areas, walkways, driveways, building entrances, loading areas, outdoor task areas, and common areas to ensure the security of property and safety of persons.
 - (2) Prevent the adverse effects of inappropriate lighting, including glare, light trespass onto adjoining properties, light pollution and sky glow, and energy waste.
 - (3) Permit and encourage the use of lighting that complements and enhances the aesthetics of the city in general while providing the above-mentioned benefits.

Section 32-98 General Requirements

- Applicability.** These standards apply to any proposed exterior light source and any light source that is visible from any lot line, or beyond, for the site from which the light is emanating.
- Shielding.** All exterior lighting, excluding accent lighting in residential districts, must be fully cut off and shielded so the surface of the source of the light is not visible, and is directed downward and shielded away from adjacent properties. All lighting in nonresidential districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.



Acceptable Light Fixtures

- Non-Essential Lighting.** Non-essential lighting must be turned off after business hours, except for the minimum necessary security lighting.
- Lighting Heights.** Free standing light poles are measured from the grade to the top of the fixture:

Zoning District	Maximum Height (feet)
RL, RM	15
RT, RH	20
CN, CBD	22
CG, LI, GI	25

- e. **Intensity.** The intensity of outdoor lighting in all use districts shall be limited to the following maximum amounts:

Illumination of	Maximum Level of Illumination
Overall Average for the site	5.0 fc
At any point within the site (except Gas Stations and Drive-Throughs)	10.0 fc
At any point along property line	0.5 fc
Pump Canopy Areas of Gas Stations	20.0 fc
Drive-Throughs	15.0 fc

No light measured (at eye level) at the property line between any non-residential use and any residential district or use shall be greater than one-quarter ($\frac{1}{4}$) foot candle at the side and rear property line, nor greater than one-half ($\frac{1}{2}$) foot candle or the intensity of the available street lighting at the front property line, whichever is greater.

f. **Prohibited Lighting:**

- (1) Visible rope lighting, or other similar lighting, around windows, doors, architectural accents, and other building features. This does not apply to indirect lighting that does not expose the light source.
- (2) Flashing, moving, animated, or intermittent lighting, except bulbs on marquee lighting.
- (3) String lighting when used to cover an exterior façade, or portion thereof.
- (4) Laser source light or any similar high intensity light for outdoor advertising or entertainment that projects above the horizontal plane of the fixture.
- (5) Searchlights.

- g. **Exceptions.** The following sources of light are exempt from the requirements of this section:

- (1) Public streetlights and traffic control signs.
- (2) Lighting for permitted temporary uses.
- (3) Lighting necessary for construction operations, or emergencies, provided such lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency.
- (4) Any lighting required by the FAA for air traffic control, navigation, or warning purposes.
- (5) Additional exceptions permitted upon a determination by the Zoning Board of Appeals finding that unique or special conditions on the site warrant the exception
- (6) Lighting of public or private outdoor recreational facilities during a permitted recreational or sporting event.

Article VIII.

Landscaping and Screening



Section 32-112 Intent

- a. The proper management of trees, plants, and vegetation is essential to the health, safety, and welfare of the City, and to the quality of Fraser's natural environment. Standards for the development, installation, and maintenance of landscaping are to accomplish the following:
 - (1) Preserve existing trees and vegetation.
 - (2) Conserve energy, provide adequate light and air, prevent the overcrowding of land, reduce impervious surfaces, and efficiently manage stormwater runoff.
 - (3) Incorporate native plant materials and a diversity of species in plantings.
 - (4) Provide visual buffers and enhance the beautification and character of Fraser.
 - (5) Safeguard and enhance property values and protect public and private investment.
 - (6) Promote a high-quality standard of life for all residents.

Section 32-113 Applicability

- a. These provisions apply to any lot that is subject to Planning Commission site plan approval under **Section 32-140.a.(2)**.
- b. Each requirement must be met independently; landscaping provided to comply with one requirement does not count towards meeting other requirements. Existing, healthy trees of non-invasive species may count towards the requirements.
- c. All landscaping must be located on site. Any tree planted or removed from the Right-of-Way must be approved by the DPW Superintendent.

Section 32-114 General Landscaping Requirements

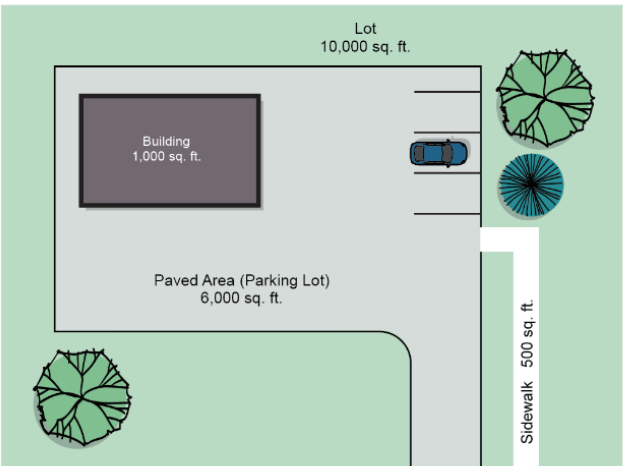
- a. **Landscape Area Materials.** The entire landscaped area (including lawn areas and landscape islands) must be planted with grass, groundcover, shrubbery, or other suitable plant material (excluding areas used as paved patios, terraces, sidewalks, and similar site features). Landscaping areas cannot consist of loose dirt or gravel.
- b. **Maintenance of Existing Landscaping.** All existing landscaping must be maintained in good condition to present a healthy, neat, and orderly appearance, free from refuse and debris. All unhealthy and dead materials must be replaced within 45 days of notice from the City (or within the next planting period, whichever comes next). Landscape inspections may be conducted by the City on a regular basis to ensure long-term compliance.
- c. **Preservation of Existing Vegetation.** Existing healthy vegetation must be protected during construction with temporary fencing around the drip line. Trees must also be preserved in accordance with [Section 32-115, Tree Preservation](#).
- d. **Planting Setbacks.** The trunks of trees cannot be planted closer than 4-feet to a property line where possible. Trees must be located in a manner that avoids future conflicts between roots and paved areas or building foundations; this distance will vary based on the species of tree, the spread of the roots, and its planting location.
- e. **Plant Minimum Requirements.** Trees must conform to the list of recommended species of trees for community planting, as amended, published by the Michigan Department of Natural Resources (MDNR) Forest Resources Division.
- f. **Mulch.** Planting beds must present a finished appearance, with shredded hardwood bark mulch or a similar natural material at a minimum depth of 3-inches. All mulched areas must be refreshed seasonally.
- g. **Irrigation.** Where irrigated, sprinklers may only operate between the hours of 6:00 p.m. and 10:00 a.m. Where possible, water-conserving landscaping is highly encouraged.
- h. **Species Variety.** A landscape plan cannot contain more than 33% of any single plant species. Landscape plans with less than 3 required plants are exempt from this requirement.
- i. **Minimum Planting Size.** All plantings must meet the following:

Planting Type	Minimum Size at the Time of Planting
Deciduous Tree	2.5-inches in caliper, measured 4.5-feet above grade
Ornamental Tree	2-inches in caliper, measured 4.5-feet above grade
Evergreen Tree	8-feet in height, measured from grade
Shrub	36-inches in height, measured from grade

- j. **Prohibited Species.** All invasive plant species, not suitable for community planting according to the Michigan Department of Natural Resources is prohibited. The City may prohibit other species not listed. If damaged, diseased, removed during construction, or otherwise destroyed, a prohibited plant cannot be replanted or encouraged to continue.
- k. **Installation.** All landscaping must be installed in a manner consistent with generally accepted and published nursery and landscape standards, the approved landscape plan, and the following:
 - (1) All trees must be balled and burlapped at the time of planting.
 - (2) Plant material must be freshly dug, nursery grown, and of sound health, vigorous and uniform in appearance with a well-developed root system and free from disease, insects, pests, eggs, or larvae.
 - (3) Trees must have straight trunks with leaders intact, undamaged, and uncut.
 - (4) A minimum of 4-inches of topsoil must be provided for all lawn areas, groundcovers, berms, and planting beds.
 - (5) All tags must be left on planted materials and may only be removed after the site passes the landscape inspection.

Section 32-115 Required Landscaping

- a. **Site Landscaping.** One deciduous tree or evergreen tree per 1,000 square feet of nonpaved surface must be provided.



Lot – (Building + Paved Area + Sidewalk) / 1,000 = Required Number of Trees

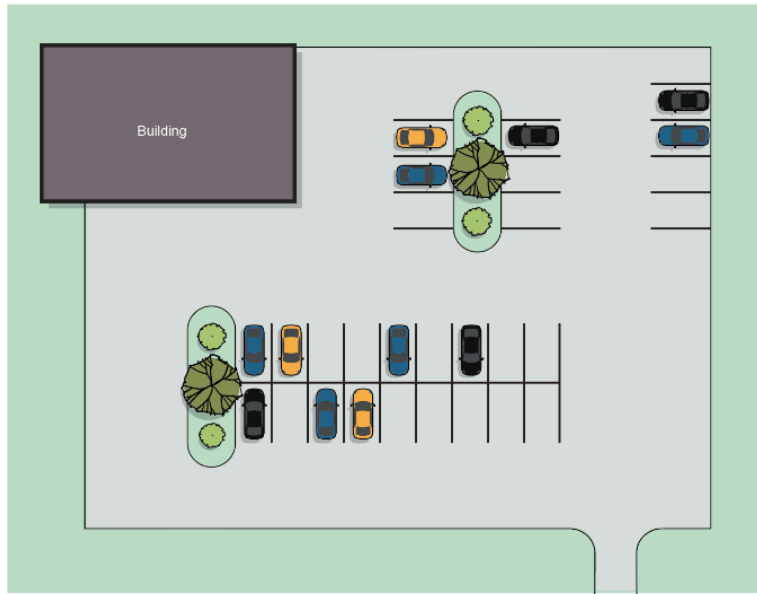
$$10,000 - 7,500 / 1,000 = 2.5 = 3 \text{ Trees}$$

[UPDATE GRAPHIC]

- b. **Street Frontage Landscaping.** Where a lot fronts on the street right-of-way, frontage landscaping must be provided adjacent to the right-of-way or within the right-of-way, as calculated in the table below. For the purposes of computing the length of the street frontage, openings for driveways and sidewalks are counted towards the total linear frontage. Fractions shall be rounded up to the nearest whole number.

Type of Landscaping	Minimum Required per Linear Foot of Street Frontage
Deciduous Tree	1 per 20 linear feet
Ornamental Tree	1 per 50 linear feet
Shrubs	1 per 10 linear feet

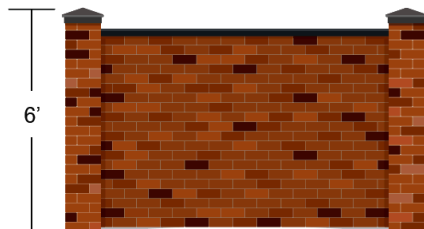
- c. **Parking Lot Landscaping.** To improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of parking lots, surface parking lots with 20 or more parking spaces must dedicate at least 5% of the total parking lot area to interior landscape islands:
- (1) Each island must be a minimum size of 150 square feet.
 - (2) Each island must contain at least 1 deciduous tree, 2 shrubs, and covered with grasses or alternative groundcover.
 - (3) Landscaped islands may be located below grade if serving as a swale or other form of bio-retention. If used for bio-retention adjacent to a parking lot or right-of-way, salt and sediment-tolerant plants must be selected.



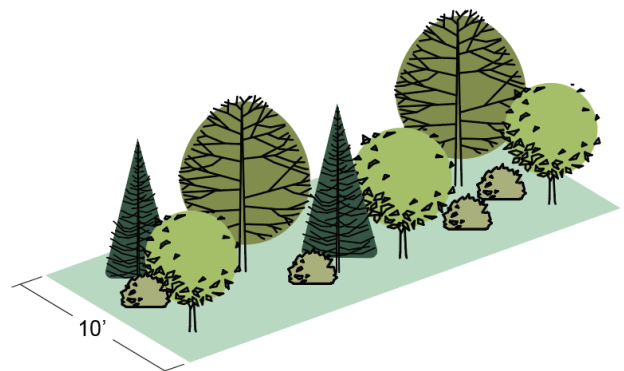
Parking Lot Site Landscaping

Section 32-116 Required Screening

- a. **Parking Lot Screening.** Where parking lots are adjacent to sidewalks, streets, and other public rights-of-way, or located within 50 feet of a right-of-way, landscaped screening shall be provided between the public right-of-way and the parking area consisting of one or a combination of the following:
 - (1) **Landscaped Screening.** Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge) at least three (3) feet in height. Shrubs shall be planted a maximum of 30 inches on center. The landscaping shall be located at least two (2) feet from the front of a parking space curb so as to account for vehicle overhang.
 - (2) **Screening Wall.** Walls shall be between 3 and 4 feet in height and decorative/ornamental in nature, featuring elements such as decorative masonry pillars and wrought-iron railing.

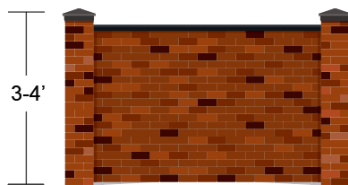


Screen Wall

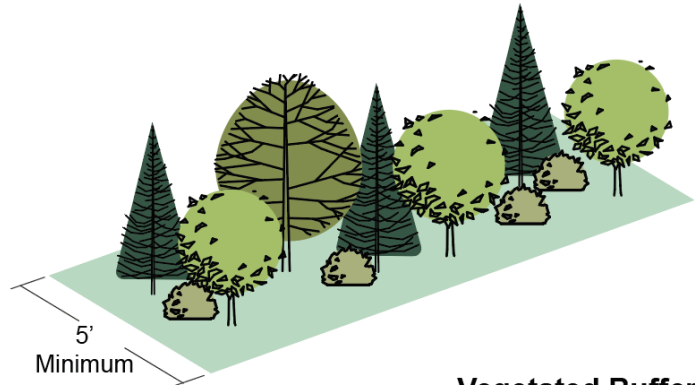


Vegetated Buffer

- b. **Screening from Residential Uses.** All non-residential uses that abut a residentially zoned or used property, including those separated by a right-of-way, must provide screening by one or a combination of the following:
- (1) **Screen Wall.** A reinforced, decorative masonry wall, 6-feet in height above grade. Required walls must be located on the lot line except where underground utilities interfere and except in instances where this Code requires conformance with front yard setback lines in adjacent residential districts. Masonry walls may be constructed with openings however, the openings must be so spaced as to maintain the obscuring character required and cannot be used to reduce the minimum height requirement. Screen walls must be reduced in height to meet the clear vision area ([Section 32-87](#)) requirements when applicable.
 - (2) **Vegetated Buffer.** A minimum 10-foot-wide greenbelt with evergreen trees forming a continuous screen (trees planted 10-15 feet apart (on center) in two staggered rows).



Screen Wall / Fence



Vegetated Buffer

- c. **Dumpster / Refuse Containers.** Dumpsters must be screened by a decorative masonry or composite wall at least 6-feet in height above grade, or 1-foot above the object which it is screening, whichever is greater, with posts or bumpers installed at the opening doorway to the screening walls. A solid gate constructed from metal, wood, or composite material is required; chain link fencing with obscuring fabric or slats is prohibited. The enclosure must be situated on a reinforced concrete pad at least 6-inches thick, and the concrete pad must extend at least 6-feet beyond the opening of the enclosure. The name, address and telephone number of the owner and lessee must be clearly marked on each dumpster.
- d. **Outdoor Storage.** Outdoor storage areas must be screened from all adjacent rights-of-way with an obscuring wall or fence, no less than 4-feet, 6-inches in height or the height of the materials being screened, whichever is greater.
- e. **Roof-Mounted Fixture Screening.** Roof-mounted appliances greater than 1 foot in height, including, but not limited to, air conditioners, heating apparatus, dust collectors, filters, transformers, and any other such appliance or apparatus, shall be enclosed on all sides by view-obscuring screening so as not to be visible from off the site. The design of the screening shall be compatible with the architectural design of the building upon which it is located.
- f. **Gound-Mounted Fixture Screening:**
 - (1) All ground-mounted mechanical equipment over 30 inches in height must be screened from view by a fence, wall, dense hedge, or combination of such features providing at least 85% direct view blocking. The hedge, fence or wall must be at least as tall as the tallest part of the equipment. The hedge, if used, must be this tall at the time of planting.
 - (2) The following are exempt from the requirements of this section:
 - (a) Solar panels, wind energy or similar renewable energy devices.
 - (b) Communication devices in accordance with all applicable state or federal law and FCC regulations.
 - (c) Equipment serving single detached dwelling units, duplexes, triplexes, or accessory dwelling units.

Section 32-117 Tree Preservation

a. Tree Replacement Requirements:

- (1) For any project requiring site plan approval, special exception approval, subdivision plat approval or condominium approval, a tree survey shall be prepared to scale and shall identify the location and type of all trees seven inches or greater DBH and all conifers greater than 20 feet in height. All trees must be tagged in the field with numbers using noncorrosive metal tags.
- (2) "DBH" is defined as diameter at breast height which is the diameter of the tree at a height measured 4.5 feet above grade.
- (3) "Protected trees" are defined as all trees eight inches DBH or greater, provided they are not classified as landmark trees.
- (4) Landmark trees are defined by size and species, as listed in the chart below:

Common Name	Botanical Name	DBH
All trees	--	24"
American hornbeam	Ostrya Virginiana	8"
Arborvitae	Thuja	18"
Beech (American)	Fagus grandifolia	18"
Beech (blue)	Carpinus Caroliniana	8"
Birch	Betula	18"
Black walnut	Juglans nigra	20"
Cedar (red)	Juniperus Virginiana	12"
Chestnut	Castanea	10"
Crabapple/hawthorne	Malus/crataegus	12"
Dogwood (flowering)	Cornus Florida	8"
Fir	Abies	18"
Ginkgo	Ginkgo	18"
Hemlock	Tsuga	18"
Hickory	Carya	18"
Kentucky coffee tree	Gymnocladus dioicus	18"
Larch/tamarack	Larix	12"
London plane/sycamore	Platanus	18"
Maple	Acer	18"
Oak	Quercus	18"
Pine	Pinus	18"
Redbud	Cercis canadensis	8"
Sassafras	Sassafras albidum	15"
Serviceberry	Amelanchier	8"
Spruce	Picea	18"
Sweet gum	Liquidambar styraciflua	16"
Tulip poplar	Liriodendron tulipifera	18"
Wild cherry	Prunus	18"
Witch hazel	Hamamelis Virginiana	8"

- (5) Landmark trees must be replaced at a rate of 100% of the total DBH removed.
- (6) Protected trees must be replaced at a rate of 50% of the total DBH removed.
- (7) Replacement trees shall be at least 2 1/2 caliper inches for deciduous trees and seven feet in height for evergreens. Replacement for evergreens shall be equivalent to one inch equals 2.8 feet in height. Consideration may be given to allow smaller trees if they are part of a replacement plan that specifies a mixture of sizes and is intended to simulate as natural woodland habitat.
- (8) Deciduous trees shall be replaced with deciduous trees, and evergreen trees shall be replaced with evergreen trees. Where all of the trees being removed are entirely deciduous or evergreen, the Planning Commission may approve substituting up to 10% evergreen for deciduous or deciduous for evergreen. Alternatives may be based on site-specific conditions.

- (9) The proposed location of transplanted trees and required woodland replacement trees must be provided on the landscape plan. Transplanted and replacement trees shall be clearly distinguished from landscape elements.
- (10) All replacement trees shall satisfy the installation standards in [Section 32-112.k.](#)
- (11) Where it is not reasonable and desirable to relocate or replace trees on site, relocation or replacement may be made at another approved location within the City.



Monthly Planning & Zoning Report

For May 2025

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

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

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

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



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		City Council approved Conditional Rezoning on October 30, 2024. Applicant is currently revising the agreement in accordance with conditions provided at the meeting. <i>“Motion by Perry supported by Sutherland to approve the conditional rezoning application RZ23-02 based on the information presented by Sheetz with modifications to the maintenance of landscaping, the presentation of a compliant lighting plan, and Sheetz covering the cost of any land transfers to neighboring residents.”</i> The site plan will return to Planning Commission, but Planning Commission will only be able to ensure that the conditions of the conditional rezoning agreement are met. Sheetz obtained a variance for their lighting under the fuel pump canopy to allow a maximum illumination of 30fc at the City Council meeting on May 8, 2025. Sheetz has submitted a final site plan as part of their CRA and will be reviewed at the July 21, 2025 Planning Commission agenda.
SP 24-01 ZBA 24-03 34400 Klein Foundation Solutions 360	Site Plan amendment to remove ZBA condition and add paved parking area. Variance amendment to remove shared parking requirement. Variance request to increase parking setback nonconformity.	The site plan will be reviewed at the April 3, 2024 PC meeting. The variance requests granted at the May 2, 2024 ZBA meeting. The site plan was approved at the June 5, 2024 PC meeting. The site plan is in engineering review.
ZBA 24-06 33420 Utica Road Use Variance for multiplex development SP 24-07 33420 Utica Road	Request for a use variance to construct a multiplex development in the RM district. Request for site plan approval for multiplex development.	The Zoning Board of Appeals approved the use variance at the November 7, 2024 meeting. Planning Commission tabled site plan on January 13, 2025. Applicant to return with revisions. The site plan was conditionally approved at the March 5, 2025 meeting. The applicant has submitted updated plans that meet the conditions required and is now in engineering review.
SP 24-08 17689 Masonic Blvd Strip Mall	Request for site plan approval for commercial strip mall.	Applicant postponed review at the January 13, 2025 Meeting. The applicant will revise site plan and return to Planning Commission. The site plan was conditionally approved at the March 5, 2025 meeting. The applicants is obtaining DPW approvals.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
<i>SP 25-01, 25-02 16945 Masonic Blvd</i>	Request for new commercial driveway.	Planning Commission conditionally approved the proposal for a new commercial driveway at the February 5, 2025 Planning Commission Meeting.
<i>ZBA 25-01 16945 Masonic Blvd</i> <i>De-Cal Mechanical</i>	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. ZBA granted the parking reduction but not the driveway width on March 6 ,2025. Planning Commission, on May 7, 2025, approved the Class A Nonconformity Status.
<i>RZ 25-01, Hayes Road</i>	Rezoning from RL to RM to develop site condominiums.	Planning Commission recommended approval of the rezoning request to rezone a parcel on Hayes Road near 14 Mile Road from RL to RM, in order to develop 8-site condominiums on May 7, 2025. City Council will review the request on June 12, 2025.

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:

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