



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, July 17, 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 – July 17, 2025**
- 5. Approval of Minutes – June 5, 2025**
- 6. Formal Statement by Chair**
- 7. Old Business (Postponed Cases)- None**
- 8. New Business of the Board**
 - a. ZBA 25-02: 31471 Grove Street – Fence**

To obtain a variance from section 9-3(c) of the code of ordinances to install a six (6) foot in height, ninety-six (96) feet in length, vinyl, sight obscuring fence, 18 inches inside the side street lot line on a residential corner lot, where only a four (4) foot in height, non-sign obscuring fence at least one (1) foot inside the side street lot is permitted.

- 9. Unfinished Business of the Board - None**
- 10. Monthly Report**
 - a. June Monthly Report**
 - b. Action items Update – none**
- 11. Planning Commission Liaison**
- 12. Public to be Heard**
- 13. Adjournment.**

Posted: July 10, 2025



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CITY OF FRASER ZONING BOARD OF APPEALS **Thursday, June 5, 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, June 5, 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, Green, Menendez, Stasek, Wahl

Absent: None

Others present: City Planner Sayre, Deputy Clerk Greenia

4. Approval of Agenda – June 5, 2025

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

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek, Wahl

Nays: None

Motion Carried

5. Approval of Minutes – March 6, 2025

Motion by Farina supported by Burley to approve the minutes from the March 7, 2025 meeting as presented.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek, Wahl

Nays: None

Motion Carried

6. Formal Statement by Chair

As there were no cases on the agenda for tonight's meeting, the Chair did not read the formal statement into the record.

7. Old Business (Postponed Cases)- None

There was no old business on the agenda.

8. New Business of the Board

a. Presentation/Discussion – Zoning Ordinance Update

Planner Lauren Sayre began her presentation on the areas of the updated Zoning Ordinance DRAFT by reviewing the timeline. She indicated that the update could potentially be adopted by City Council in January of 2026 if everything went according to their plan.

She told the ZBA that in this DRAFT there were some districts that had been entirely removed and explained where they were absorbed into. There was a new district, Transitional Residential that would serve as a buffer between commercial and residential uses. She reviewed the updated DRAFT zoning map.

Discussion was had on the proposed changes to Exterior Façade materials. The changes allowed for more flexibility. The changes did not regulate what people can use on their homes, but it did regulate what could be on non-residential buildings/uses in RL, RM, RT, or RH.

The next issue was lighting. Discussion was had on “maximum” foot candle illumination. The Board Members reviewed their thoughts on this. Chair Farina asked exactly where the foot candle measurements were taken – was it directly under the light itself or five (5) foot to a side either way? **Planner Sayre stated that she felt it would be a good thing to add to this section – where exactly was the lighting measurement to be taken from.** Board Member Burley asked about “at any point within the site” it can be a maximum of 10 fc, other than Drive-Thru at 15 fc and pump canopy areas of gas stations at 20 fc. Chair Farina noted that at the new car wash, where the people are vacuuming their cars, there is lighting at 20 fc, but under this DRAFT lighting ordinance that would not be allowed. Further discussion was had on different businesses in Fraser and what their actual foot candle readings were. **Chairman Farina asked for the listing of what other communities were using for their foot candle allowance. Ms. Sayre had presented that list for other communities at the Mister Car Wash meeting. She will send that list to the Board . The Applicant for Mr. Car Wash presented his numbers, (fc) readings taken at the ground for surrounding businesses in Fraser at their meeting. Ms Sayre will send those findings to the Board as well.** Further discussion was had on prohibited lighting in the DRAFT. The ZBA felt that they would like rope lighting to maybe be allowed, then discussion was had on Christmas lights.

Finally a discussion on landscaping and screening in the Ordinance. They added more specifications than what was currently in the Ordinance. ZBA had questions regarding the size of the trees that were being required per ordinance. **Ms. Sayre noted she would look into that and see why they were presenting these particular numbers, particularly the 8 foot in height, measured Evergreen Tree.**

Chair Farina then asked where the tree plantings were in the requirements for the Ordinance. Further, if it is a requirement per ordinance in residential, what happens when the trees die? Discussion was had on this being required. Member Stasek then

noted she liked the tree requirement and felt that the trees made Fraser a better place to live - more inviting. **Ms. Sayre stated she would check to see if the trees were a requirement for residential builds.**

Discussion on screening was had at this time. The DRAFT allows for some flexibility on screening requirements. Member Wahl noted that there was some discrepancy between the verbiage and the pictures. **She would check into that.** Tree preservation was added to this Ordinance. This was intended to minimize the possibility of people just clear cutting lots.

There was no further discussion. Ms. Sayre said she appreciated the discussion and input.

Chairman Farina did note he would like to see a discussion on signs and fences.

There was nothing for next month's agenda at this time.

9. Unfinished Business of the Board – None

Nothing at this time.

10. Monthly Report

a. May Monthly Report –

Ms. Sayre reviewed the status of Sheetz, the Masonic Blvd. new driveway and the Hayes Road proposed rezoning.

b. Action items Update – none

11. Planning Commission Liaison

Chair Farina indicated that there was not a Planning Commission Meeting last night so there was nothing to report there.

12. Public to be Heard

No public comment at this time.

13. Adjournment

Motion by Menendez supported by Wahl to adjourn the meeting.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek, Wahl

Nays: None

Motion Carried

Meeting adjourned at 7:53 p.m.

Respectfully Submitted:

Cindi Greenia, Deputy Clerk
City of Fraser



MCKENNA

June 26, 2025

Hon. Members of the Zoning Board of Appeals
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

**SUBJECT: ZBA REPORT #1
#25-02 VARIANCE REQUEST / 31471 GROVE STREET**

APPLICANTS: LAURA GRIFFIN-STEWART

SECTION: SECTION 9-3(C), PROVISIONS PERTAINING TO FENCE LOCATION.

LOCATION: 31471 GROVE STREET, FRASER, MICHIGAN 48026

REQUEST: TO OBTAIN A VARIANCE FROM SECTION 9-3(C) OF THE CODE OF ORDINANCES TO INSTALL A SIX (6) FOOT IN HEIGHT, NINETY-SIX (96) FEET IN LENGTH, VINYL, SIGHT OBSCURING FENCE, 18 INCHES INSIDE THE SIDE STREET LOT LINE ON A RESIDENTIAL CORNER LOT, WHERE ONLY A FOUR (4) FOOT IN HEIGHT, NON-SIGN OBSCURING FENCE AT LEAST ONE (1) FOOT INSIDE THE SIDE STREET LOT IS PERMITTED.

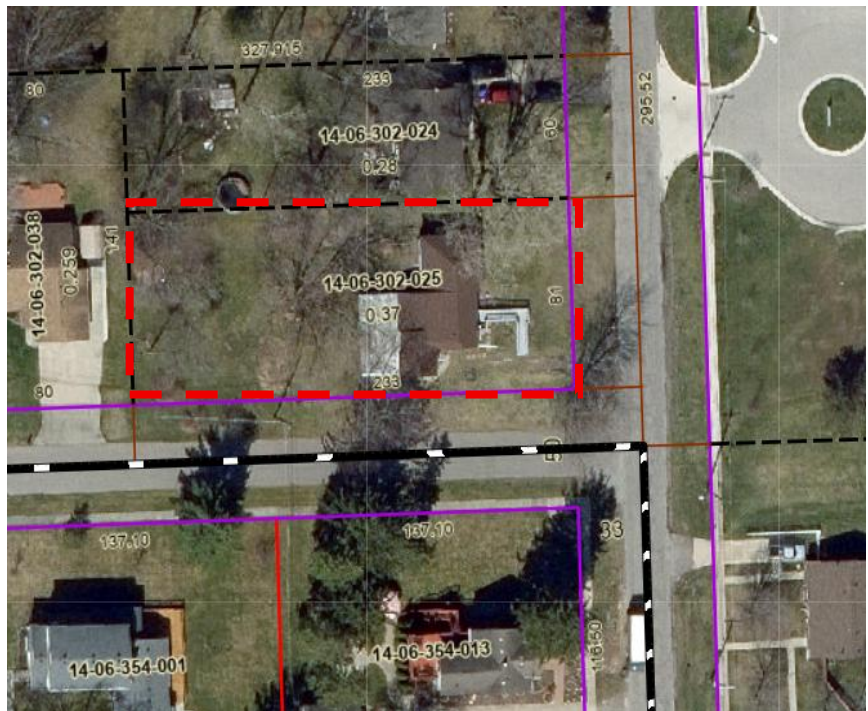
Dear Members of the Zoning Board of Appeals:

We have reviewed the above referenced application for a residential privacy side yard fence and – as it does not meet the requirements of the code - have prepared the following report. The report identifies the relevant facts about the property and the proposal. The report also provides our professional opinion about how the relevant sections of the ordinance that guide the ZBA's decisions apply to this requested variance.

ADMINISTRATIVE STATEMENT OF FACTS

The applicant, Laura Griffin-Stewart, is looking to erect a 6-ft privacy fence 18-inches inside the side street lot line along Hanover Street. Residential side yard fences on corner lots are required to be no taller than 4-ft in height and non-obscuring, such as a cyclone fence. It is also required to be 12-inches inside of the street line.

Applicant would require a variance approval to erect 96-ft in length of site obscuring privacy fence.



HEADQUARTERS
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Northville, Michigan 48167

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ZONING BOARD OF APPEALS VARIANCES AND BOARD ACTION RESTRICTIONS

The ZBA is a body of limited powers. §32-228 explains how Fraser administers variance requests. Where there are practical difficulties or unnecessary hardships in the way of strict enforcement of the zoning ordinance, the ZBA may grant appeals to vary or modify any zoning provisions that apply to dimensional standards like construction, structural changes in equipment, or alteration of buildings or structures. The ZBA's actions must uphold the zoning ordinance, secure public safety, and provide substantial justice for all property owners.

The ZBA must consider whether the property in question exhibits practical difficulty, like geographical or topographical conditions that impair its improvements without the modifications requested.

As described in §32-228(a)(2), to grant a variance, the ZBA must find evidence of evidence that:

- all the facts and conditions of a. thru d. exists
- or e. or f. exists independently

Our comments, as well as the applicant's comments, related to the proposal are included below.

a. That there are exceptional or extraordinary circumstances or conditions applying to the property in question or as to the intended use of the property that do not apply generally to other properties in the same zoning district.

Applicant Comments	The applicant states that the property is unique due to the proximity to a public park and wide easement. The applicant states due to the foot traffic from the park across the street there are pedestrians that cut through the yard on a regular basis. Applicant also states that the street typically will be where overflow parking along the side yard and on to the lawn.
Planner Comments	We find the wide right-of-way to be a unique circumstance that may not apply to other corner lots.

b. That such variance is necessary for the preservation and enjoyment of a substantial property right like that possessed by other properties in the same vicinity. The possibility of increased financial return shall not of itself be deemed enough to warrant a variance.

Applicant Comments	The applicant states that a 6' privacy fence is essential to preserve her right to enjoy her property with a level of privacy and security comparable to other corner lots in Fraser, MI, that have existing privacy fences. The additional burden of overflow parking and foot traffic from the park underscores the need to align with the practical use and enjoyment standards in the vicinity, independent of any financial gain.
Planner Comments	We find that granting the variance would allow the applicant a similar property right to those in the vicinity.

c. That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest.

Applicant Comments	The applicant states the fence will comply with all structural and safety regulations and will not harm adjacent properties. It will not obstruct visibility or traffic safety. The fence will enhance neighborhood harmony by matching existing fences and support public interest by reducing unauthorized access and parking-related disturbances.
Planner Comments	We do not believe that granting this variance will negatively impact any adjacent properties or negatively impact the public interest or public safety. We find that the clear-vision area will be maintained and will not impair vehicular or pedestrian traffic.



- d. That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.***

Applicant Comments	The applicant states that the location across from the park, as well as the parking and pedestrian impacts and the larger lot size with a wider easement are specific to her property and so a general rule would not be created.
Planner Comments	We find that this is a unique lot due to the larger easement. There are several corner lots in Fraser that may have similar situations, however the zoning ordinance update would seek to address this so that future variances would not be required.

OR

- e. That the modification to setback, location, site or building requirements is sponsored by the Planning Commission for a specific proposal that benefits the City by providing better design or efficient use of the site or results in a more creative development (all fees to be paid by the applicant).***

The Planning Commission did not sponsor this proposal as a part of a site plan and/or special land use approval.

OR

- f. That phasing of required site plan improvements may be warranted because the cost of such improvements is relatively high in relation to the total cost of the applicant's development or addition. Planning Commission recommendations shall be required, together with a financial security in the amount of the deferred improvements.***

The applicant cannot meet the zoning ordinance's standards through phasing or deferment; therefore, the scenario does not apply.

ZONING UPDATE

While this is not a variance criterion, it should be noted that changes to corner lot provisions are being proposed in the Zoning Ordinance Update. Below is the proposed language regarding fences on corner lots.

On corner lots, fences located may be permitted in the side street setback provided they are in compliance with the clear vision requirements of Section 32-87.

Again, this is not finalized, but is the proposed direction, which would eliminate the need for variances on corner lots for fences that are taller than 4 ft and are sight-obscuring so long as the clear vision was maintained.

The clear vision provisions are proposed as the following:

- 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.



CONCLUSION

Since the applicants have met the Ordinance standards for obtaining a variance, we recommend that the ZBA grant their request.

Please let me know if you have any questions.

Respectfully Submitted,

Alicia Warren
Assistant Planner

Lauren Sayre, AICP
Associate Planner

cc: Applicant
 City Manager
 Building Official
 City Attorneys



City of Fraser

Building & Code Enforcement Department

NOTICE OF ZONING BOARD OF APPEALS HEARING

NOTICE IS HEREBY GIVEN that the City of Fraser Zoning Board of Appeals will meet on **Thursday, July 17, 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 decision on the following requests:

APPEAL #25-02:

FENCE ORDINANCE VARIANCE

BY REASON OF:

SECTION 9-3(C) FRASER CODE OF ORDINANCES

PURPOSE OF REQUEST:

TO OBTAIN A VARIANCE FROM SECTION 9-3(C) OF THE CODE OF ORDINANCES TO INSTALL A SIX (6) FOOT IN HEIGHT, NINETY-SIX (96) FEET IN LENGTH, VINYL, SIGHT OBSCURING FENCE, 18 INCHES INSIDE THE SIDE STREET LOT LINE ON A RESIDENTIAL CORNER LOT, WHERE ONLY A FOUR (4) FOOT IN HEIGHT, NON-SIGN OBSCURING FENCE AT LEAST ONE (1) FOOT INSIDE THE SIDE STREET LOT IS PERMITTED.

PROPERTY IN QUESTION:

31471 GROVE STREET, FRASER MICHIGAN, 48026

NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the requested variance 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 variance 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 variance request can be directed to the Planner, c/o Building Department at 586-293-3100, extension 153. Written comments may be submitted to the Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or by email to zoning@micityoffraser.com up to 4:30 p.m. on the meeting date.



**CITY OF FRASER
APPLICATION FOR APPEAL
ZONING BOARD OF APPEALS**

Office Use Only

APPEAL # _____
DATE OF MTG. _____
DATE REC'D _____
RECEIPT #: _____

CIRCLE ALL THAT APPLY:

VARIANCE

APPEAL

TEMPORARY

INTERPRETATION

GENERAL LOCATION OF PROPERTY:

ADDRESS 31471 Grove CROSS STREETS: Grove & Hanover

LEGAL DESCRIPTION (Lot number, subdivision, metes/bounds or attach on a separate sheet):

Parcel ID: 14-06-302-025 -

T 1/4 N, R 13 E, SEC 6, COMM AT W 1/2 POST SEC 6; TH N 89° 58' E 1335.60 FT; TH S 00° 19' E 1247.70 FT TO POB; TH S 00° 19' E 106.0 FT; TH S 89° 43' W 233.0 FT; TH N 00° 19' W 106.0 FT; TH N 89° 43' E 233.0 FT TO POB; EXC E 33.0 FT FOR HWY; ALSO EXC S 25.0 FT FOR HWY; BEING PART OF PARC 13 OF BOHNOFF FARM UNREC 0.37 AC

BASIS FOR REQUEST: (Hardship or practical difficulty imposed by Ordinance):

Practical difficulty imposed by ordinance

SECTION OR ORDINANCE INVOLVED: Section 9-3(c) a corner lot

ZONING DISTRICT OF PROPERTY: RM - Residential Medium – One Family

APPLICANT

NAME AND ADDRESSES OF PARTIES OF INTEREST AND/OR APPLICANT SETTING FORTH THE LEGAL INTEREST IN SAID PREMISES:

APPLICANT: Laura Griffin-Stewart

ADDRESS: 31471 Grove, Fraser

PHONE: 586-530-5937

INTEREST: Homeowner

APPLICANT: _____

ADDRESS: _____

I (We) hereby request a hearing on the above-mentioned matter before the City of Fraser Zoning board of Appeals. The undersigned swear(s) the foregoing statements and answers herein contained and accompanied information and data are in all respects true and complete. I (we) grant permission to Members of the Zoning Board of Appeals and to the City of Fraser Administration to enter the land in order to view the outside premises in preparation for hearing our case.

Signature of Applicant: _____

Date: 6/20/2025

Signature of legal property owner (if not applicant): _____

Date: 6/20/2025

Laura Griffin-Stewart
31471 Grove, Fraser
586-530-5937

No variance in the provisions or requirements of this chapter shall be authorized by the board, unless the board finds evidence that all the following facts and conditions of a. thru d. exists.

a) That there are exceptional or extraordinary circumstances or conditions applying to the property in question or as to the intended use of the property that do not apply generally to other properties in the same zoning district.

My property, a corner lot across from a park, faces exceptional circumstances due to significant foot traffic from children cutting through my yard, regular overflow parking along Hanover (often on the lawn) when the Park lot is full, and my larger lot size with a substantial city-owned easement I must maintain. These unique conditions, including increased privacy and safety concerns from park-related activity, are not typical for other properties in the same zoning district, necessitating a 6' privacy fence.

b) That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

The variance for a 6' privacy fence is essential to preserve my right to enjoy my property with a level of privacy and security comparable to other corner lots in Fraser, MI, that have existing privacy fences. The additional burden of overflow parking and foot traffic from the park underscores the need to align with the practical use and enjoyment standards in the vicinity, independent of any financial gain.

c) That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest.

The proposed 6' privacy fence will comply with all structural and safety regulations and will not harm adjacent properties. Beginning over 110' from the Grove and Hanover intersection—far exceeding the 25' corner clearance in Sec. 32-40—it will not obstruct visibility or traffic safety. The fence will enhance neighborhood harmony by matching existing fences and support public interest by reducing unauthorized access and parking-related disturbances.

d) That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.

The specific combination of my property's corner location opposite a park, larger lot

size, substantial easement maintenance obligation, and the impact of overflow parking and foot traffic is not broadly replicated across the zoning district. While other corner lots have fences, these unique challenges are not so general as to warrant a universal rule, making this variance a tailored response to my property's needs.

Additional Notes:

- Hanover serving as overflow parking when there are activities going on at McKinley Park or the Park is just particularly busy is a major privacy and safety concern for me. People come from all over to these functions. They are not just my neighbors that are parking directly outside the perimeter of my property, my home, while I am trying to enjoy privacy in my backyard.
- The 110'+ distance from the intersection of Grove and Hanover before my 6' privacy fence begins, plus honoring the 15' easement from Hanover remains a key point for compliance with clearance rules.





31471 Grove Front View House



Side view down Hannover



31471 Grove line of sight down Hanover next to fence



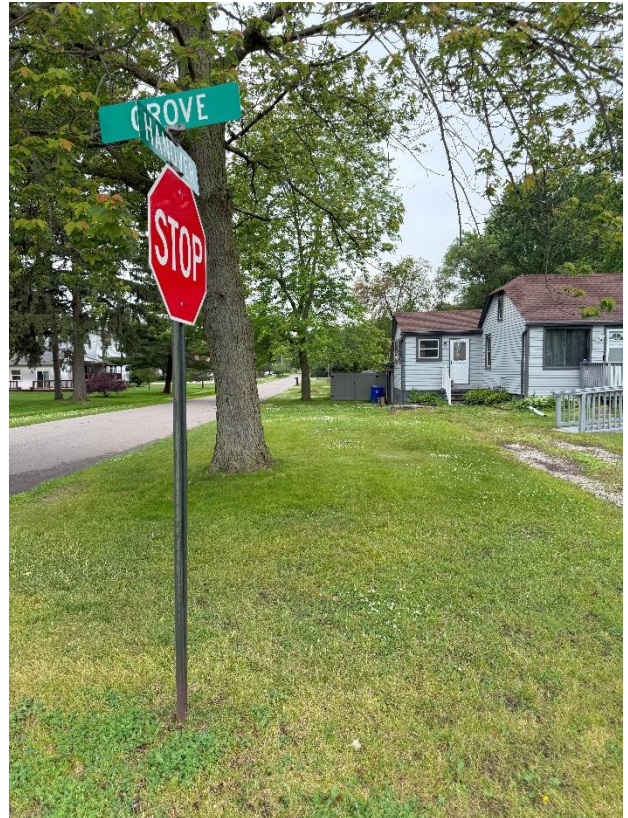
31471 Grove View back of fence line to neighbor on Hanover



31471 Grove View of fence along Hanover



31471 Grove line of sight down Hanover



31471 Grove line of sight from stop sign at Grove & Hanover



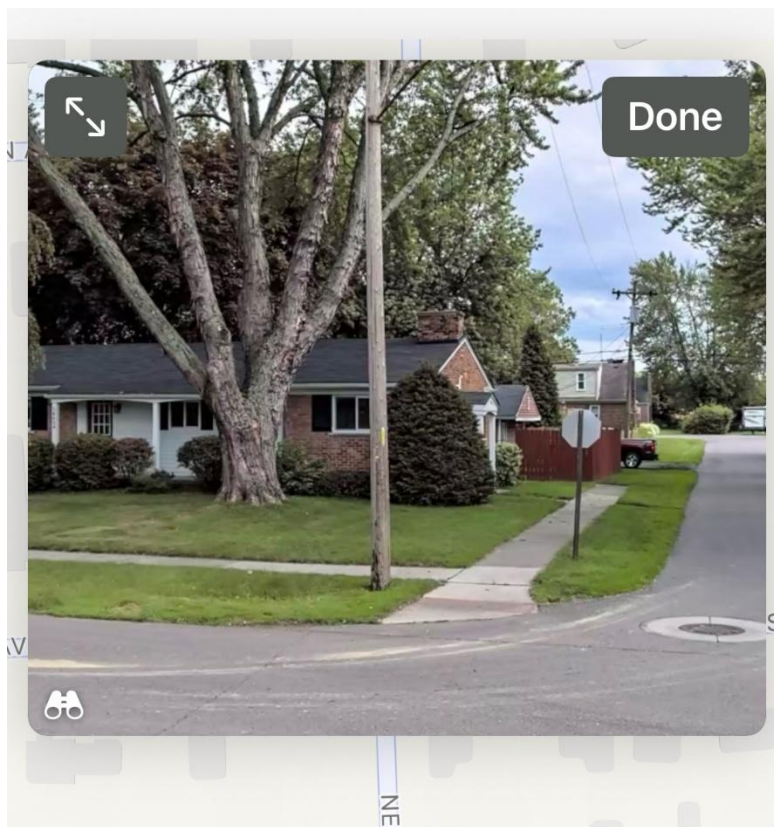
31471 Grove View of 10' Gate next to garage



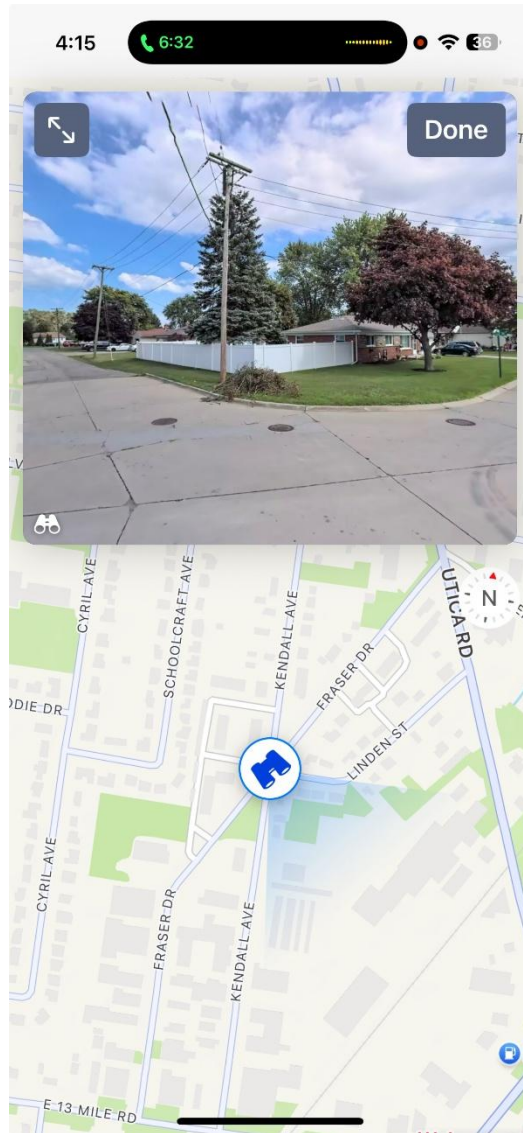
View from stop sign going south on McNamee



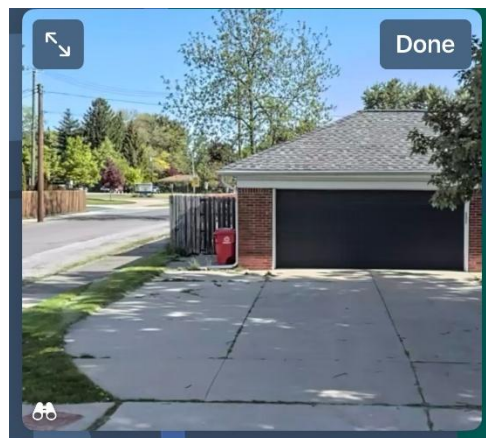
Corner lot privacy fence Masonic & Danna



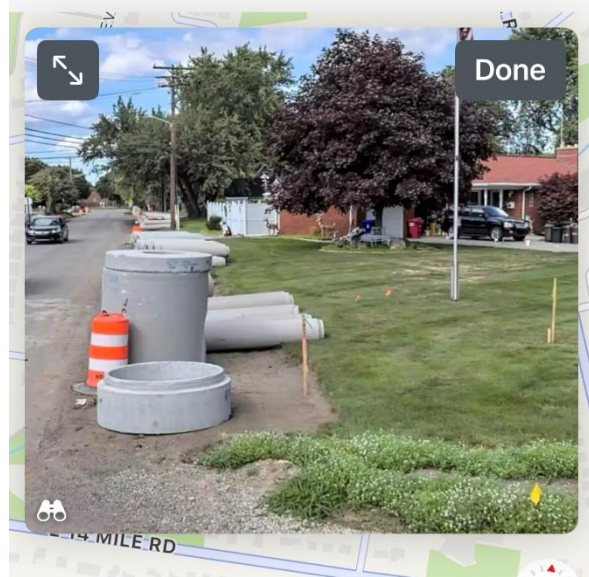
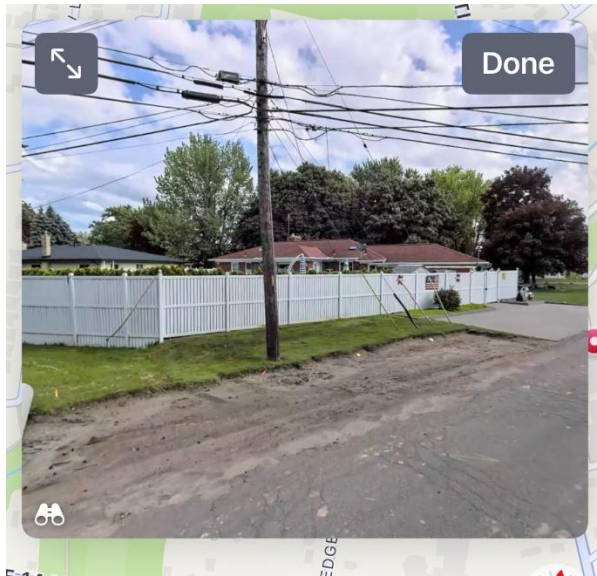
Corner Lot Privacy Fence Erin St & Newman St



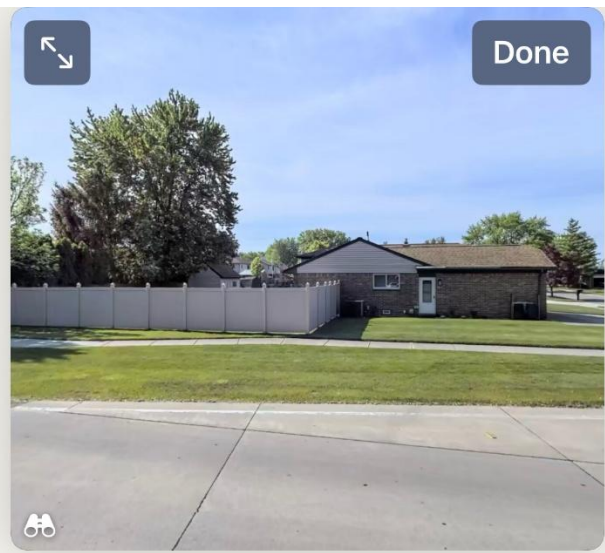
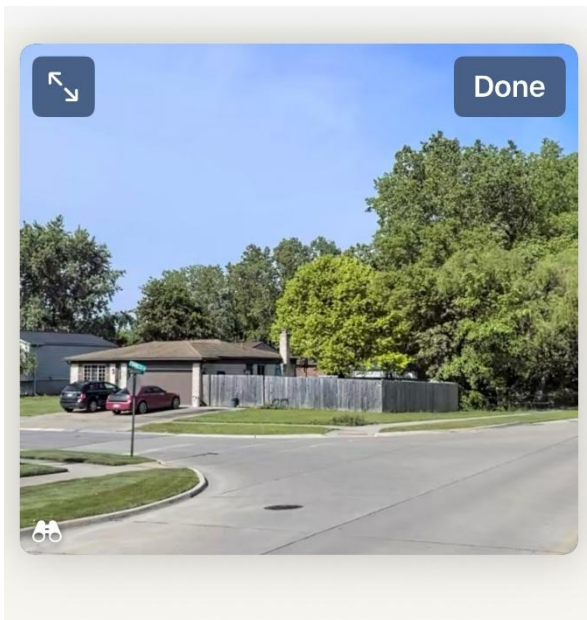
Corner Lot Privacy Fence Fraser & Kendall



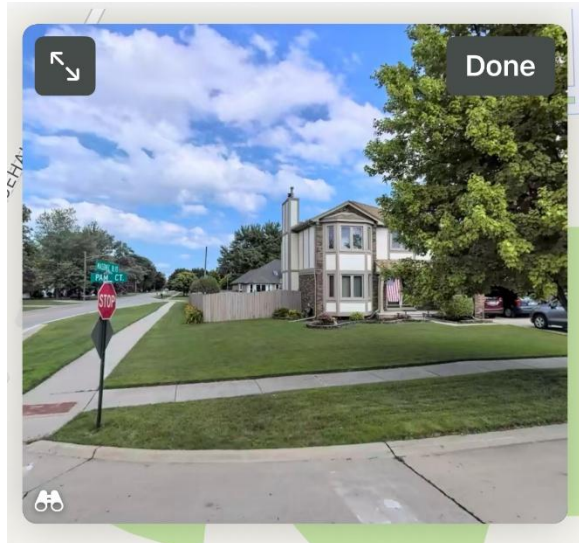
Corner Lot Privacy Fence Masonic & Danna St



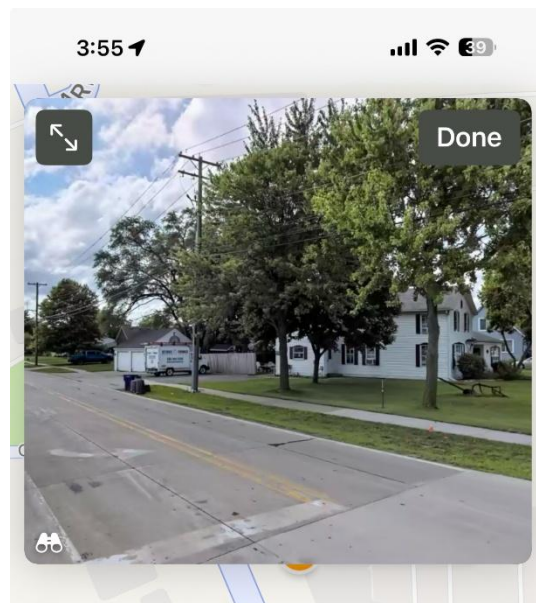
Corner Lot Privacy Fence Gordon Ave & Fruehauf



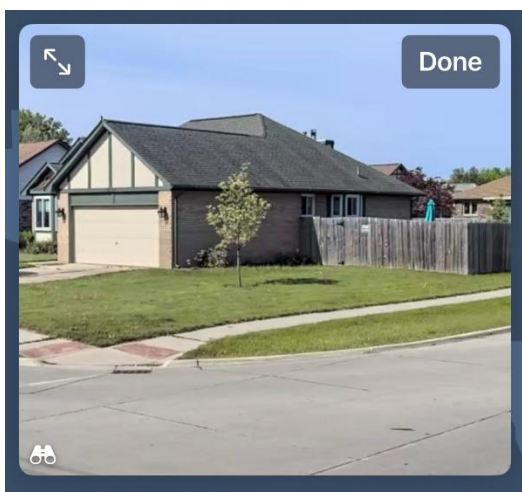
Corner Lot Privacy Fence Masonic & Forrest



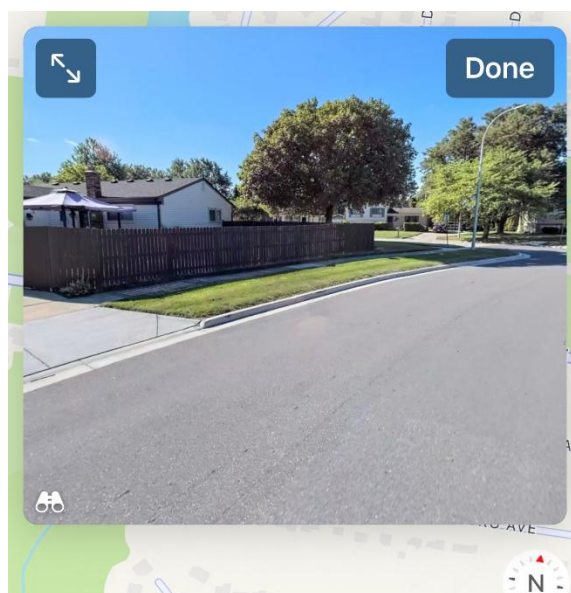
Corner Lot Privacy Fence Masonic & Pam Ct



Corner Lot Privacy Fence Masonic & York



Corner Lot Privacy Fence Masonic & Utica



Corner Lot Privacy Fence Cambridge Dr N and
Cambridge Dr



Monthly Planning & Zoning Report

For June 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>	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.
<i>De-Cal Mechanical</i>		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 approved the rezoning on June 12, 2025. The applicant will return to PC for site plan approval.
<i>ZBA 25-02 31471 Grove</i>	To request a variance to construct a 6 ft tall sight-obscuring fence on a corner lot, parallel to a side street.	The ZBA will hear this case at the July 17, 2025 meeting.
<i>SLU 25-02 33341 Kelly Road</i>	To obtain special land use approval to allow an automobile heavy repair garage in an "IR – industrial restricted" zoning district.	The PC will hear this case at the July 21, 2025 meeting.
<i>Complete Auto Care</i>		

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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