



CITY MANAGER
Elaine Leven
CITY CLERK
August Gitschlag

City of Fraser

CENTENNIAL COMMUNITY

MAYOR
Michael Lesich
MAYOR PRO-TEM
Patrick O'Dell
COUNCIL
Amy Baranski
Kenny Perry
Patrice Schornak
Sherry Stein

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

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – November 5, 2025**
- 4. Chairperson’s Opening Remarks**
- 5. Approval of Minutes – September 23, 2025**
- 6. New Business**
 - a. Public Hearing – Zoning Ordinance Amendments: Gas Station Canopy Lighting
- 7. Unfinished Business - Zoning Ordinance Rewrite Presentation and Discussion**
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – October 2025**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners’ Comments and Items of Interest/Concern**
- 12. Adjournment**

Posted: October 29, 2025



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Fraser Planning Commission DRAFT Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, September 3, 2025 @ 7:00 p.m.

1. Call Meeting to Order / Pledge of Allegiance

Chairman Warunek called the meeting to order at 7:02pm.

2. Roll Call

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

Others Present: City Planner Sayre, City Attorney Ericson

3. Approval of Agenda – September 3, 2025

Motion by Farina, supported by Tuller to approve the September 3, 2025 Planning Commission Agenda

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

Absent:

Motion Passes

4. Chairperson's Opening Remarks

Chairman Warunek delivered the opening remarks.

5. Approval of Minutes – July 21, 2025

Motion by Meyer, supported by Czarnecki to approve the July 21, 2025 Planning Commission Minutes

Several adjustments were made, Commissioner Czarnecki had changes, the NAYS to ABSENT were also changed for Commissioner Barr and Frank's Fish Fry

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

Absent:

Motion Passes

6. Unfinished Business - None

7. New Business

a. Public Hearing – none

b. Site Plans

i. SLU 25-02, 33341 Kelly Road - Complete Car Care

Motion by Farina supported by Keil to approve site plan as amended for SLU 25-02, 33341 Kelly Road - Complete Car Care with the following conditions:

1. Provide the amount of service bays and parking spaces, which must comply with Section 32-93(5)(f).
2. Provide the dimensions of the parking stalls and maneuvering lanes, which must comply with Section 32-94(2).
3. Provide the dimension of the ingress/egress, which must be at least 30 feet wide. All work must be conducted completely within the building.
4. Provide the location and dimensions of the loading space, which must comply with Section 32-97.

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

Nays: Czarnecki

Absent:

Motion Passes

Commissioner Czarnecki explained her no vote because she could not visually see the request on a site plan, but welcomes Complete Car Care to the City. City Planner Sayre explained to the applicant their next steps of submitting the amended site plan to the Building Department for approval. She also went through the conditions listed above.

c. Zoning Ordinance Rewrite Presentation and Discussion

City Planner Sayre presented a draft of the zoning ordinances and was asked several questions.

- Chair Warunek asked why his house was suddenly in a “light industrial” zone, relative to the future land use plan.
- Commissioner Farina asked how to push forward with a Commercial Business District. City Planner Sayre made some suggestions, and discussion went to economic development that was not relevant to any changes in the Zoning Ordinance.
- Commissioner Farina asked about parking multiple cars on residential streets for a home car leasing business.
- Commissioner Meyer asked about landmark tree removal and replacement standards.
- Chairman Warunek asked about exterior building material percentages.
- Chairman Warunek questioned the new ordinances standards for swimming pools that are not consistent with building code
- Chairman Warunek questioned the new impervious services provisions as drafted.
- Chairman Warunek questioned the origins of many of the changes and wants more time to review.
- Commissioner Tuller would like to see chickens allowed.

8. Public Communication on Non-Agenda Items

None

9. Monthly Report – August 2025

Sheetz had their demo permit extended and have combined their lot with the Rosemary street lots.

ZBA approved a fence variance on a corner lot

Commissioner Farina asked about the status of a property for sale north of Fraser Village, and the site plan approval expiration.

Planning is still waiting on a request for a variance from Hockeyland

10. Zoning Board of Appeals Member Liaison Report

ZBA has had no business for the last 2 months

11. Commissioners' Comments and Items of Interest/Concern

Tuller – Lake St Clair Metroparks is hosting a Northern WagonFest car show on 9/6

Keil – announced his work retirement and his 67th birthday

Warunek – Concerned about site plan compliance with the tire shop at 15 & Garfield outside storage (left outside at night) and UHaul rental and they are not approved for vehicle storage.

Czarnecki – asked about signage at the tire shop at Utica & Garfield.

Farina – asked how their concerns are related to the Building Department.

12. Adjournment

Motion by Farina, supported by Meyer to adjourn the meeting at 8:43pm

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

Absent:

Motion Passes



Memorandum

TO: Fraser Planning Commission
FROM: Lauren Sayre, AICP
 Alyssa Ericson
SUBJECT: Gasoline Service Station Canopy Lighting
DATE: October 27, 2025

During the May 8, 2025 City Council Meeting, City Council directed Planning Commission to amend the zoning ordinance to allow for a maximum of 20 footcandles for gasoline station canopies. Below are the proposed changes to the zoning ordinance. Also attached is the proposed City Council resolution for ordinance adoption. *Please note that we have included both self-service and service stations, as the zoning ordinance specifies full-service and self-service gasoline stations, separately. Rather than identify all the areas of the ordinance that make this distinction and consolidating at this time, we have added definitions for both types, and this will be consolidated during the full zoning ordinance update.*

PROPOSED CHANGES

Section 32-3 Definitions. *The following definitions are proposed to be added to Sec. 32-3.*

Gasoline Self-Service Station Canopy. A structure used to shelter pump islands and adjacent service lanes.
Gasoline Service Station Canopy. A structure used to shelter pump islands and adjacent service lanes.

Section 32-86(6) Lighting. *The proposed changes to the maximum illumination levels are included in **Bold Red** text below.*

(6) The intensity of outdoor lighting in all use districts shall be limited to the following maximum amounts:

Schedule of Maximum Illumination
 (in foot candles measures at the surface)

Illumination of	Residential	Office and Public Buildings	Commercial	Industrial
General	0.5	0.5	0.5	0.5
Driveway	1.0	3.0	4.0	2.0
Parking	1.0	3.0	4.0	3.0
Walks	0.5	1.0	2.0	1.0
Protective	0.5	2.0	3.0	2.0
Building	0.5	3.0	5.0	5.0
Loading areas	N/A	1.0	1.0	1.0
Gasoline self-service station canopy	N/A	20.0	20.0	N/A
Gasoline service station canopy	N/A	20.0	20.0	N/A

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 (1/4) foot candle at the side and rear property line, nor greater than one-half (1/2) foot candle or the intensity of the available street lighting at the front property line, whichever is greater.

CITY OF FRASER

MACOMB COUNTY, MICHIGAN

ORDINANCE NO. 279-____

AN ORDINANCE TO AMEND THE CITY OF FRASER ZONING ORDINANCE TO ADD A MAXIMUM ILLUMINATION LEVEL FOR GASOLINE SELF-SERVICE STATION CANOPIES AND GASOLINE SERVICE STATION CANOPIES.

THE CITY OF FRASER ORDAINS:

Section 1. Section 32-3 of the City of Fraser Zoning Ordinance shall be amended to include the following definitions, to be inserted in alphabetical order:

Gasoline Self-Service Station Canopy. A structure used to shelter pump islands and adjacent service lanes.

Gasoline Service Station Canopy. A structure used to shelter pump islands and adjacent service lanes.

Section 2. Section 32-86(6) of the City of Fraser Zoning Ordinance shall be amended as follows:

(6) The intensity of outdoor lighting in all use districts shall be limited to the following maximum amounts:

**Schedule of Maximum Illumination
(in foot candles measures at the surface)**

Illumination of	Residential	Office and Public Buildings	Commercial	Industrial
General	0.5	0.5	0.5	0.5
Driveway	1.0	3.0	4.0	2.0
Parking	1.0	3.0	4.0	3.0
Walks	0.5	1.0	2.0	1.0
Protective	0.5	2.0	3.0	2.0
Building	0.5	3.0	5.0	5.0
Loading areas	N/A	1.0	1.0	1.0
Gasoline self-service station canopy	N/A	20.0	20.0	N/A
Gasoline service station canopy	N/A	20.0	20.0	N/A

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 (1/4) foot candle at the side and rear

property line, nor greater than one-half (1/2) foot candle or the intensity of the available street lighting at the front property line, whichever is greater.

Section 3. All other provisions of the Fraser Zoning Ordinance not specifically amended by this Ordinance shall remain in full force and effect.

Section 4. This ordinance shall take effect ten (10) days after enactment or upon publication of a notice of adoption of the ordinance, whichever time period is longer.

This ordinance was duly adopted at a regular meeting of the City Council of the City of Fraser on the ___ day of _____ 2025.

MICHAEL LESICH, Mayor

AUGUST GITSCHLAG, City Clerk

CERTIFICATION

I, August Gitschlag, City Clerk for the City of Fraser, County of Macomb, State of Michigan, certify that this is a true copy of an Ordinance adopted by the Council of the City of Fraser at its _____ meeting on _____, _____, 2025.

AUGUST GITSCHLAG, CITY CLERK

PUBLICATION DATE:

Monday, _____, 2025

Macomb Daily

CITY OF FRASER

ORDINANCE NO. 279-_____

NOTICE OF ADOPTION OF ORDINANCE

The City of Fraser has adopted an ordinance to amend Section 32-3 of Zoning Ordinance No. 279 to add definitions of gasoline self-service station canopies and gasoline service station canopies and to amend Section 32-86 of Zoning Ordinance No. 279 to establish maximum illumination levels for such canopies. This amendment shall take effect ten (10) days after enactment or upon publication of this Notice of Adoption, whichever time period is longer. A copy of the Ordinance can be inspected or obtained from the City Clerk's office in City Hall, 33000 Garfield Road, Fraser, Michigan 48026, during normal business hours.



MediaNews Group

MICHIGAN GROUP

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 Company: **CITY OF FRASER**
 Address: **33000 GARFIELD
 FRASER, MI 48026**
 Telephone: **(586) 293-3100**
 Fax: **(586) 296-1045**
 Description: **PUBLIC HEARING NOTICE ZONING
 ORDINAN**

Date: **10/16/25**
 Start Date: **10/19/25** Stop Date: **10/19/25**
 Class: **1201 - Legal Notices**
 Ad ID: **2766924**
 Ad Taker: **CRCSTIMMEL**
 Sales Person: **Celeste Stimmel (200309)**
 Words: **284**
 Lines: **44**
 Agate Lines: **108**
 Depth: **6.0**
 Inserts: **2**
 Blind Box:
 PO Number:

Ad sample



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, November 5, 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 V (Environmental Provisions) Section 32-86(6) - Schedule of Maximum Illumination.

The Planning Commission shall consider the above listed amendment to the City's Zoning Ordinance. These changes would amend the schedule of maximum illumination to include gas station canopies and drive-throughs and update the maximum illumination levels to reflect modern standards.

The proposed amendments may be viewed by emailing zoning@frasercitymi.gov 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 586 293 3100. 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 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.

Total:

Paid Amount:

Amount Due:

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Monthly Planning & Zoning Report

For October 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. Hockeyland requesting additional variances at November 6, 2025 ZBA Meeting to use grass lot as unpaved parking.
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
		<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>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.</p> <p>Sheetz has received final site plan approval at the July 21, 2025, Planning Commission.</p> <p>Preconstruction meeting occurred with City Staff on September 26, 2025.</p>
<p>ZBA 24-06 33420 Utica Road</p> <p><i>Use Variance for multiplex development</i></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><i>Strip Mall</i></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> <p>The site plan was conditionally approved at the March 5, 2025 meeting. The applicants is obtaining DPW approvals.</p>
<p>RZ 25-01, Hayes Road</p>	<p>Rezoning from RL to RM to develop site condominiums.</p>	<p>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.</p> <p>City Council approved the rezoning on June 12, 2025. The applicant will return to PC for site plan approval.</p>



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
ZBA 25-02 31471 Grove	To request a variance to construct a 6 ft tall sight-obscuring fence on a corner lot, parallel to a side street.	The ZBA approved the variance at the July 17, 2025 meeting.
SLU 25-02 33341 Kelly Road Complete Auto Care	To obtain special land use approval to allow an automobile heavy repair garage in an "IR – industrial restricted" zoning district.	The PC conditionally approved the SLU at the July 21, 2025 meeting. PC approved their site plan at the September 3, 2025 meeting.

LOOKING FORWARD

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

CONTACT US

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

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