



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

AGENDA
CITY OF FRASER ZONING BOARD OF APPEALS
Thursday, November 6, 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 – November 6, 2025**
- 5. Approval of Minutes – October 2, 2025**
- 6. Formal Statement by Chair**
- 7. Old Business (Postponed Cases)- None**
- 8. New Business of the Board**
 - a. Public Hearing - ZBA 25-03: Utica Road and Woodlane Road (34400 Utica), Fraser Hockeyland Properties, LLC**

Variances from:

 - Section 32-94(2)e: to allow for striping only when the parking lot is in use, where striping of parking lots is required;
 - Section 32-94(10) to allow for parking lot lighting in compliance with section 32-86 only when the parking lot is in use, where parking lot lighting is required;
 - Section 32-94(15) to remove the requirement for a paved ingress and egress, where paving is required;
 - Section 32-94(16) to remove the requirement for curbs to be installed, where the installation of curbs is required;
 - Section 32-94(18) to allow a 4-foot, wood fence instead of the required protective wall or greenbelt.
- 9. Unfinished Business of the Board - None**

10. Monthly Report

- a. October Monthly Report
- b. Action items Update – none

11. Planning Commission Liaison

12. Public to be Heard

13. Adjournment.

Posted: October 30, 2025



City of Fraser

CENTENNIAL COMMUNITY

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Elaine Leven
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**CITY OF FRASER ZONING BOARD OF APPEALS
MEETING MINUTES
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
Thursday, October 2, 2025 @ 7:00 P.M.
DRAFT**

1. Call Meeting to Order

Chair Farina called the meeting to order at 7:01pm

2. Pledge of Allegiance

Chair Farina led the Pledge of Allegiance

3. Roll Call

Present: Burley, Farina, Green, Menendez, Wahl

Absent: Chementi, Stasek

Motion by Farina, supported by Menendez to excuse Joe Chementi

Ayes: Burley, Farina, Green, Menendez, Wahl

Nayes: Chementi, Stasek

Motion Passes

4. Approval of Agenda – October 2, 2025

Motion by Menendez supported by Wahl to approve the agenda as submitted

Ayes: Burley, Farina, Green, Menendez, Wahl

Nayes: Chementi, Stasek

Motion Passes

Member Stasek enters at 7:03pm

**CITY OF FRASER ZONING BOARD OF APPEALS
MEETING MINUTES
Thursday, October 2, 2025 @ 7:00 P.M.**

5. Approval of Minutes – July 17, 2025

Motion by Farina supported by Wahl to approve the agenda as submitted

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

Nays: Chementi

Motion Passes

6. Formal Statement by Chair

7. Old Business (Postponed Cases)

None

8. New Business of the Board

None

9. Unfinished Business of the Board

a. Zoning Ordinance Discussion

City Planner Sayre presented highlights of the proposed changes to the zoning ordinance and the timetable for its adoption. Questions were asked regarding:

“Accessory Dwelling Units” as short-term rentals and infrastructure challenges they could present

“Adult businesses” and their possible location in Commercial vs Industrial Districts

“Artisanal/Maker Space” should be required to produce a product?

Review of Communities who do and don’t allow “Use Variances” and should Fraser allow them?

Chair Farina brought up the steering committee’s decision not to allow chickens

Fence setbacks and gates adjacent to property lines

More detail needed for impervious surfaces for parking recreational vehicles

10. Monthly Report

a. September Monthly Report

b. Action items Update – none

Hockeyland will be back to request a parking variance

Preconstruction meeting was held with Sheetz

Complete Auto Care on Kelly Rd had a site plan approval

**CITY OF FRASER ZONING BOARD OF APPEALS
MEETING MINUTES
Thursday, October 2, 2025 @ 7:00 P.M.**

Car wash in the Meijer lot is still going through some administrative processes
The duplexes on Utica may be nearing the end of their site plan approval life span

11. Planning Commission Liaison

Chair Farina does not need the plan stamps anymore

12. Public to be Heard

None present

13. Member Comments

Member Menendez wished Chairman Farina a very happy birthday

14. Adjournment

Motion by Menendez, supported by Wahl to adjourn the meeting at 7:58pm

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

Nayes: Chimenti

Motion Passes

Respectfully Submitted:

August Gitschlag, City Clerk
City of Fraser



MCKENNA

October 27, 2025

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

**SUBJECT: ZBA Report #1
#25-03 Variance Request / Fraser Hockeyland Property, LLC**

APPLICANT: Bud Kowalski, General Manager of Big Boy Arena

LOCATION: Woodlane Road & Utica Road, Fraser, Michigan 48026

REQUEST: To obtain 5 variances related to off-street parking

Dear Members of the Zoning Board of Appeals:

We have reviewed the above referenced application for several variances required to operate an unpaved parking lot. Our findings are detailed below.

ADMINISTRATIVE STATEMENT OF FACTS

The subject site is located near the intersection of Utica Road and Woodlane Road. It is currently owned by Fraser Hockeyland Property, LLC. It is currently unimproved, though the applicant has submitted a fence permit to restrict vehicles from exiting Hockeyland over the grass on to Woodlane. The lot would only be used in extreme events. Hockeyland must comply with the extreme event plan (attached at the end of this review).



The applicant received a variance on October 3, 2019 (ZBA#19-03) to allow overflow parking on an unpaved surface parking lot (32-94(6)). Upon further review, administration determined that this variance did not include other parking provisions typically associated with paved parking lots. To ensure the applicant is able to utilize the unpaved area without meeting those standards, the applicant is seeking 5 variances, as follows.

- (1) Section 32-94(2)e: to allow for striping only when the parking lot is in use, where striping of parking lots is required;
- (2) Section 32-94(10) to allow for parking lot lighting in compliance with section 32-86 only when the parking lot is in use, where parking lot lighting is required;
- (3) Section 32-94(15) to remove the requirement for a paved ingress and egress, where paving is required;
- (4) Section 32-94(16) to remove the requirement for curbs to be installed, where the installation of curbs is required;
- (5) Section 32-94(18) to allow a 4-foot, wood fence instead of the required protective wall or greenbelt.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



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.

Since the variance requested is to use the property in a way that is not allowed by zoning, the ZBA must consider whether substantial evidence of an unnecessary hardship is imposed by the Ordinance. General standards for the establishment of an unnecessary hardship include that the property cannot reasonably be used in a manner consistent with existing zoning, that the situation is s due to unique circumstances and not to general conditions in the neighborhood, that the proposed use will not alter the essential character of a locality, and the hardship is not the result of the applicant’s actions.

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

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

Our comments related to the proposal follow each clause.

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 exceptional or extraordinary circumstances for this property are that it has been vacant and unused. Local schools and clubs have used the property for recreational purposes. This variance would allow for that continued use, with consideration that when needed, all requirements will be met in a temporary fashion for extreme event excess parking.
Planning Comments:	
Section 32-94(2)E	The circumstances applying to the property are unique in that they have a specific plan in place they must follow for anticipated high-capacity events. Additionally, they are one of the larger CG sites, with unique parking needs that do not apply to other CG uses surrounding the site.
Section 32-94(10)	
Section 32-94(15)	
Section 32-94(16)	
Section 32-94(18)	

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 request for the variance is to allow temporary striping when lot is needed for extreme event overflow parking. Temporary lighting will be brought in for use cases where extreme events require the lot to be used. Entrance to the lot is adjoined to an existing paved parking lot. Entrance will be marked and attended when needed and meet the 30-foot requirement. The vacant lot is used primarily for outdoor recreation and surrounded by existing parking lots with curb cuts. The requested fence will help act as a barrier and be kept free of debris, signs, or any advertising.
Planning Comments:	
Section 32-94(2)E	We do not believe there are any other businesses in the vicinity that are permitted to operate a parking lot on an unpaved surface. However, we believe to utilize the lot as permitted, these variances are needed as the lot will not be used permanently, and the requirements are intended for permanent paved parking areas.
Section 32-94(10)	
Section 32-94(15)	
Section 32-94(16)	
Section 32-94(18)	



- 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 request for the variance is to allow temporary striping when lot is needed for extreme event overflow parking. Temporary lighting will be brought in for use cases where extreme events require the lot to be used. Entrance to the lot is adjoined to an existing paved parking lot. Entrance will be marked and attended when needed and meet the 30-foot requirement. The vacant lot is used primarily for outdoor recreation and surrounded by existing parking lots with curb cuts. The requested fence will help act as a barrier and be kept free of debris, signs, or any advertising.
Planning Comments:	
Section 32-94(2)E	We do not believe granting these variances will materially impair the intent of this chapter or be of substantial detriment to adjacent properties, particularly since this lot will not be used frequently and must be approved by the City. We noted that Woodland separates the multi-family residential from the parking lot, and so we feel that a greenbelt is not required, though we would request that screening to mitigate headlights be provided.
Section 32-94(10)	
Section 32-94(15)	
Section 32-94(16)	
Section 32-94(18)	

- 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 exceptional or extraordinary circumstances for this property are that it has been vacant and unused. Local schools and clubs have used the property for recreational purposes. This variance would allow for that continued use, with consideration that when needed, all requirements will be met in a temporary fashion for extreme event excess parking.
Planning Comments:	
Section 32-94(2)E	We find that the conditions for which the variances are sought are unique to the use, as the applicant has an extreme events parking plan and is a large commercial use. The variances are for occasional extreme event overflow parking. It is possible that the vacant lot may or may not be used any other time of the year. There are no other large event arenas in Fraser that would have this magnitude of parking.
Section 32-94(10)	
Section 32-94(15)	
Section 32-94(16)	
Section 32-94(18)	

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). **Not applicable.***

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. **Not applicable.***



CONCLUSION

We believe granting the requested variances would not negatively impact the health, safety, welfare, or value of neighboring properties or the community in general. We do believe it has met the Ordinance Standards and as such, we do find an unnecessary hardship. Therefore, we recommend approving the requested variances.

Below is sample motion language:

Motion to approve the following variances upon finding they meet the variance criteria demonstrating an unnecessary hardship:

- **A variance from Sec. 32-94(2)e to allow for striping only when the parking lot is in use, where striping of parking lots is required, &**
- **A variance from Sec. 32-94(10) to allow for parking lot lighting in compliance with section 32-86 only when the parking lot is in use, where parking lot lighting is required, &**
- **A variance from Sec. 32-94(15) to remove the requirement for a paved ingress and egress, where paving is required, &**
- **A variance from Sec. 32-94(16) to remove the requirement for curbs to be installed, where the installation of curbs is required, &**
- **A variance from Sec. 32-94(18) to allow a 4-foot, wood fence instead of the required protective wall or greenbelt, provided the fence provides screening from headlights.**

Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination.

Please let me know if you have any questions.

Respectfully Submitted,

McKenna

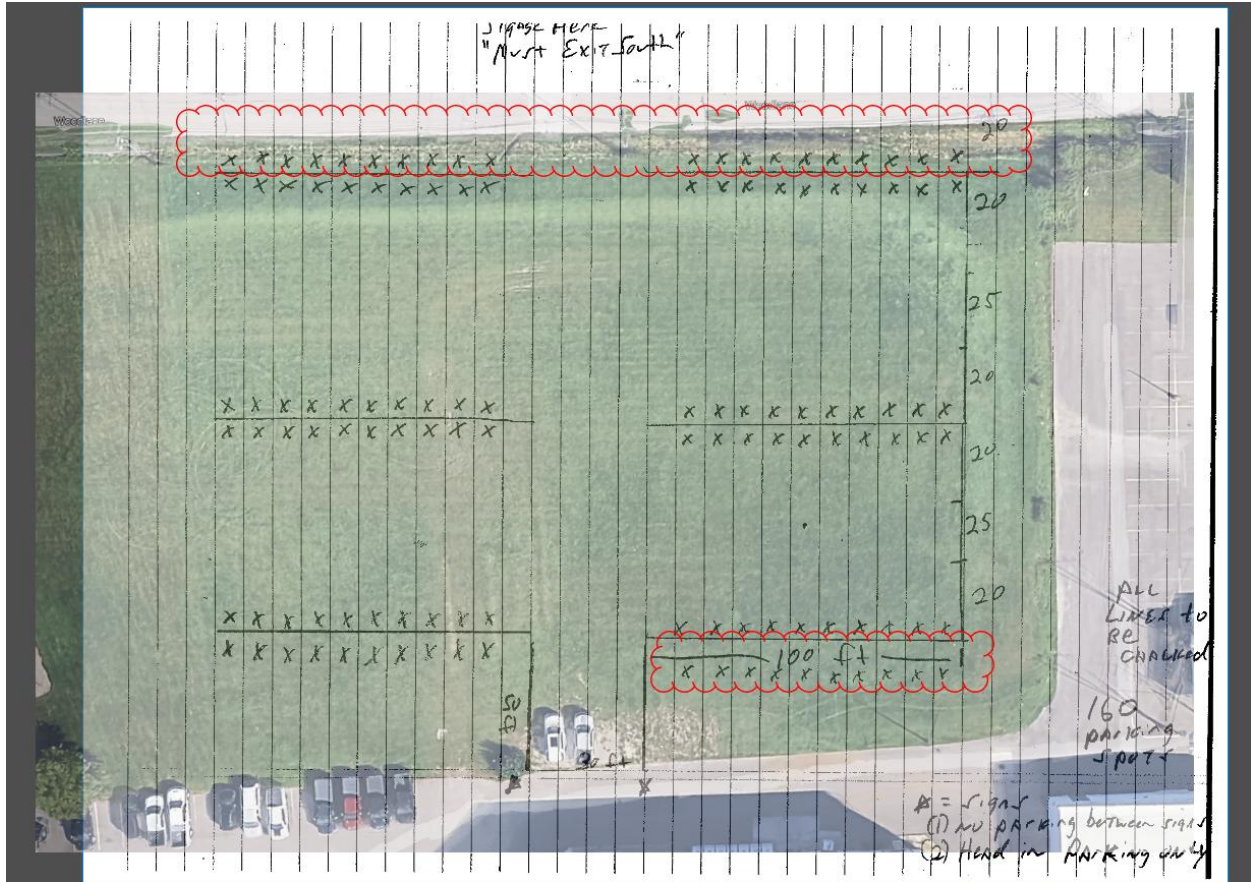
Alicia Warren
Associate Planner

Lauren Sayre, AICP
Senior Planner

cc: Applicant, City Manager, Building Official, City Attorneys

Engineering Comments (Mike Vigneron):

I took a quick look at the parking layout and lighting and generally feel they have a plan that I'd be comfortable with, but based on below (not to scale, but close enough for discussion based on their dimensions in the sketch and the dimensions of the lot) they will likely not be able to get as many spots as they're thinking. The ones in the red bubbles might be tight. They have an note to pull in only, but leaving would be a challenge for the spots, especially along Woodlane.





PLAN FOR AN EXTREME EVENT

(One singular event that constitutes over 1575 people and would shut down all other arenas ice surfaces)

- Ask for authorization from City of Fraser for permission to host event.
- Notify City of Fraser Department of Public Safety about potential traffic concerns and employ them if necessary (as we have done in the past.)
- Notify both Lions Club and Total Soccer about upcoming events and that overflow parking might be needed for that one event.
- Notify Meijer that bus parking may occur during event.
- Notify Fraser High School about potential parking needed for a pre-arranged shuttle service. Employ shuttle Bus Company to insure enough busses to run back and forth to shuttle bus location (Fraser High School).
- Staff with extra personnel to assist with parking availability and traffic flow at both drop off and pick up locations.




MediaNews Group

MICHIGAN GROUP

Account: **644878**
 Name:
 Company: **CITY OF FRASER**
 Address: **33000 GARFIELD
 FRASER, MI 48026**
 Telephone: **(586) 293-3100**
 Fax: **(586) 296-1045**
 Description: **NOTICE OF ZONING BOARD OF APPEALS
 HE**

Date: **10/16/25**
 Start Date: **10/22/25** Stop Date: **10/22/25**
 Class: **1201 - Legal Notices**
 Ad ID: **2767110**
 Ad Taker: **CRCSTIMMEL**
 Sales Person: **Celeste Stimmel (200309)**
 Words: **357**
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 Agate Lines: **189**
 Depth: **7.0**
 Inserts: **2**
 Blind Box:
 PO Number:

Ad sample



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, November 6, 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 #25-03: FRASER HOCKEYLAND PROPERTY, LLC

BY REASON OF: SECTION 32-94(2)e, 32-94(10), 32-94(15), 32-94(16), 32-94(18) of the FRASER CODE OF ORDINANCES

PURPOSE OF REQUEST: TO OBTAIN VARIANCES RELATED TO OFF-STREET PARKING FROM:

SECTION 32-94(2)E: TO ALLOW FOR STRIPING ONLY WHEN THE PARKING LOT IS IN USE, WHERE STRIPING OF PARKING LOTS IS REQUIRED.

SECTION 32-94(10) TO ALLOW FOR PARKING LOT LIGHTING IN COMPLIANCE WITH SECTION 32-86 ONLY WHEN THE PARKING LOT IS IN USE, WHERE PARKING LOT LIGHTING IS REQUIRED.

SECTION 32-94(15) TO REMOVE THE REQUIREMENT FOR A PAVED INGRESS AND EGRESS, WHERE PAVING IS REQUIRED.

SECTION 32-94(16) TO REMOVE THE REQUIREMENT FOR CURBS TO BE INSTALLED, WHERE THE INSTALLATION OF CURBS IS REQUIRED.

SECTION 32-94(18) TO ALLOW A 4-FOOT, WOOD FENCE INSTEAD OF THE REQUIRED PROTECTIVE WALL OR GREENBELT.

**PROPERTY IN QUESTION: WOODLANE RD & UTICA ROAD, FRASER MICHIGAN, 48026
 PIN: 11-31-204-003**

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@fraser-citymi.gov up to 4:30 p.m. on the meeting date.

Total: 

Paid Amount: 

Amount Due: 

Publication

Macomb Daily, macombdaily.com

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 Thank You !*

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**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: 34400 UTICA Rd CROSS STREETS: UTICA & WOODLANE

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

11-31-252-010

11-31-204-001 (Lions Club Soccer Field)

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

GRASS LOT THAT IS USED FOR OVERFLOW PARKING (VERY MINIMALLY) CAN BE STRIPPED & AVAILABLE LIGHTING BEAM IN SECTION OR ORDINANCE INVOLVED: SECTION 32-86 AS NEEDED

ZONING DISTRICT OF PROPERTY: _____

APPLICANT

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

APPLICANT: Big Boy / HOCKEYLAND SITE

ADDRESS: 34400 UTICA Rd FRASER, MI. 48026

PHONE: 586 294 2400 INTEREST: _____

APPLICANT: BUD KOWALSKI

ADDRESS: 34400 UTICA Rd FRASER, MI. 48026

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: [Signature] H. KOWALSKI Date: 9/25/25

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



Big Boy Arena
34400 Utica Road
Fraser, MI 48026

RE: Variance of 32-82

To Whom It May Concern,

Per the instructions in your email dated October 3, 2025, I am submitting the information below to help with our extreme overflow event parking hardship:

A fence permit was applied for and issued (Permit #PPZB-0764). Thank you to Bob Logan, Building Department Manager, and Sarah Hebert, Building Clerk.

This fence is scheduled to be completed by the end of October 2025 (see attached).

Sincerely,

A handwritten signature in black ink, appearing to read "Bud Kowalski". The signature is written in a cursive, flowing style with a prominent initial "B" and a long, sweeping underline.

Bud Kowalski, General Manager
Big Boy Ice Arena



Big Boy Arena
34400 Utica Road
Fraser, MI 48026

RE: Variance of 32-94(2)E

To Whom It May Concern,

Per the instructions in your email dated October 3, 2025, I am submitting the information below to help with our extreme overflow event parking hardship:

When the grass parcel will be used for extreme event parking, the grass parcel shall be stripped with the field line chalker, including parking lot stalls as well as maneuvering lanes. Parallel parking shall not be permitted. Parking lot monitors will be used.

Sincerely,

Bud Kowalski, General Manager
Big Boy Ice Arena



Big Boy Arena
34400 Utica Road
Fraser, MI 48026

RE: Variance of 32-94(15)

To Whom It May Concern,

Per the instructions in your email dated October 3, 2025, I am submitting the information below to help with our extreme overflow event parking hardship:

Adequate ingress and egress –

When the grass parcel will be used for extreme event parking, the grass parcel will be stripped with field chalker for entrance and exit lanes. Also, directional signage will be provided along with a parking lot monitor.

Sincerely,

Bud Kowalski, General Manager
Big Boy Ice Arena



Big Boy Arena
34400 Utica Road
Fraser, MI 48026

RE: Variance of 32-94(10)

To Whom It May Concern,

Per the instructions in your email dated October 3, 2025, I am submitting the information below to help with our extreme overflow event parking hardship:

Parking Lot Lighting –

When the grass parcel will be used for extreme event parking, the grass parcel will be supplied with temporary/ portable lot lighting (time of day dependent).

Sincerely,

A handwritten signature in black ink, appearing to read "Bud Kowalski". The signature is fluid and cursive, with the first name "Bud" being larger and more prominent than the last name "Kowalski".

Bud Kowalski, General Manager
Big Boy Ice Arena



Big Boy Arena
34400 Utica Road
Fraser, MI 48026

RE: Variance of 32-86

To Whom It May Concern,

Per the instructions in your email dated October 3, 2025, I am submitting the information below to help with our extreme overflow event parking hardship:

Parking Lot Lighting –

When the grass parcel will be used for extreme event parking, the grass parcel will be supplied with temporary/ portable lot lighting (time of day dependent).

Sincerely,

A handwritten signature in black ink that reads "Bud K". The signature is written in a cursive, flowing style.

Bud Kowalski, General Manager
Big Boy Ice Arena

REVISED
10/08/25

BORDER FENCE FOR Big Boy Arena
: ARENA BORDER FENCE
34400 UTICA
FRASER MI. 48024

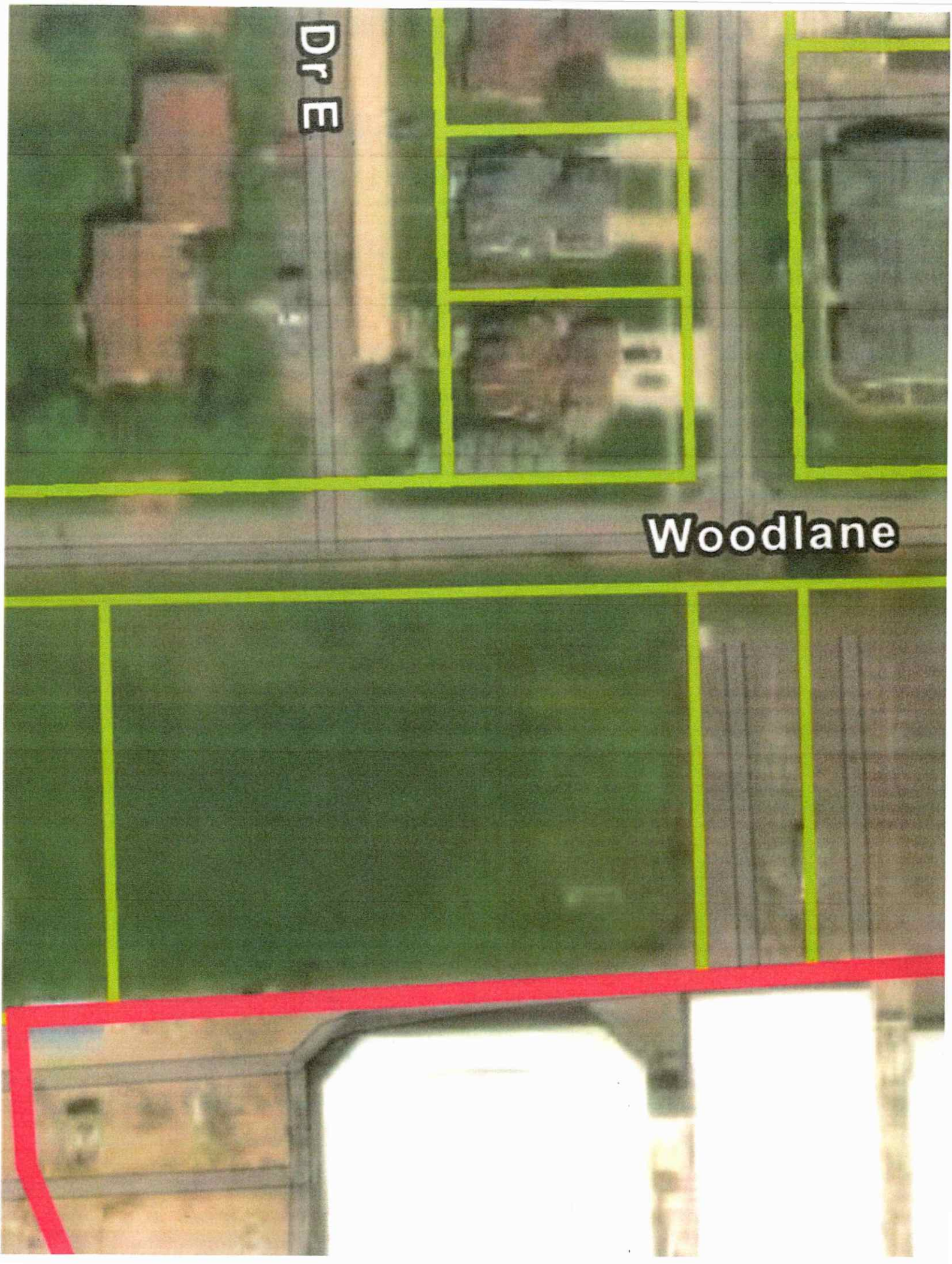
FENCE (315') LINEAR

Telephone Pole: FENCE Will 20' feet South of Telephone Pole



DR E

Woodlane





RE: Big Boy / Hockeyland Site - Updated Summary

From Lauren Sayre <lsayre@mcka.com>

Date Fri 10/3/2025 11:02 AM

To Bud <budkowalski@bigboyarena.com>; Bob Logan <bobl@frasercitymi.gov>; Donald DeNault <ddenault@orlaw.com>; Elaine Leven <citymanager@frasercitymi.gov>; Alyssa Ericson <aericson@orlaw.com>

Cc Tamer Afr <tafr@bigboy.com>; Mike Vigneron <mvigneron@aewinc.com>

Bud,

I was also just notified that we did not receive the \$1,200 fee either. We will need that as well by the 13th of October.

Thanks,

Lauren Sayre, AICP

(she/her)

—
Senior Planner

MCKENNA

O 248.596.0920 | C 734.330.1476 | F 248.596.0930

235 E. Main Street, Ste. 105 | Northville, MI 48167

lsayre@mcka.com | mcka.com

[FACEBOOK](#) | [LINKEDIN](#)

From: Lauren Sayre

Sent: Friday, October 3, 2025 10:55 AM

To: 'Bud' <budkowalski@bigboyarena.com>; Bob Logan <bobl@frasercitymi.gov>; Donald DeNault <ddenault@orlaw.com>; Elaine Leven <citymanager@frasercitymi.gov>; Alyssa Ericson <aericson@orlaw.com>

Cc: Tamer Afr <tafr@bigboy.com>; Mike Vigneron <mvigneron@aewinc.com>
Subject: RE: Big Boy / Hockeyland Site - Updated Summary

Bud,

I reviewed the application you submitted, and it is lacking significant information. Per Don's previous email below, we need drawings of how the proposed parking will be laid out (10 hard copies). We also need you to provide narrative to the hardship and list the areas of the ordinance that variances are required, also provided below.

This needs to be submitted before October 13 to notice for the November 6 ZBA meeting. If this is not completed in this timeframe, the City will review the temporary C of O for Big Boy, as the agreed upon steps towards compliance are not being taken.

In summary we need:

- **A list of the variances requested.** Your application says Sec 32-86. This is too broad and not accurate, as you are not seeking a variance from everything in this section.
- **Narrative of the hardship for the requested variances.** You must provide narrative on what hardships are present to justify a variance. This should be done for every variance requested and in accordance with the standards for determining hardship in Section 32-228(2).
- **Drawing or plan showing how parking will be handled on the unpaved lot (10 hard copies)**

Let me know if you have any questions.

Lauren Sayre, AICP

(she/her)

—
Senior Planner

MCKENNA

O 248.596.0920 | C 734.330.1476 | F 248.596.0930

235 E. Main Street, Ste. 105 | Northville, MI 48167

lsayre@mcka.com | mcka.com

FACEBOOK | LINKEDIN



34400 Utica Road
Fraser, MI 48026
(586) 294-2400

RE: Zoning Variance Request

- **32-94(2)e:**
 - Requesting a variance to permanent striping. Requesting to allow for temporary striping when lot is needed for extreme event overflow parking.
- **32-94(10):**
 - Requesting relief from permanent lighting. Requesting to allow for temporary adequate lighting to be brought in under use cases where extreme events require the lot be used for overflow parking.
- **32-94(15):**
 - Requesting a variance to a paved entrance. Entrance is already adjoined to an existing paved parking lot. Entrance will be marked and attended when needed, and meet the 30' requirement.
- **32-94(16):**
 - Requesting a variance to curbing requirements. The lot is used primarily for outdoor recreation, and is surrounded on 2 sides by an existing parking lot, one side by a roadside ditch (with a fence barrier to be built). Requesting existing curbing/parking lot be considered sufficient.
- **32-94(18):**
 - Requesting a variance to allow approved fence (permit issued to install #PPZB-0764) to act as protective barrier. It will be kept free of debris, signs or any advertising.



34400 Utica Road
Fraser, MI 48026
(586) 294-2400

- **32-228(2):**
 - The exceptional or extraordinary circumstances for this property is that it has been vacant and unused. Local schools and club have used the property for recreational purposes. This variance would allow for that continued use, with consideration that when needed, all requirements will be met in a temporary fashion for extreme event excess parking.

Thank you,

Bud Kowalski
General Manager
Big Boy Arena



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
<p>SP21-08</p> <p>34400 Utica Hockeyland Outlot</p> <p>SLU 24-01</p>	<p>Site plan approval with conditions granted on August 4, 2021.</p>	<p>Site plan approval extended for 12 months, August 2, 2023, subject to site plan amendment approval. Approved to apply for foundation permits.</p> <p>Revised site plan approved at September PC meeting. CofO contingent on satisfaction of all PC conditions of approval.</p> <p>Lot split application approved in October 2022. Approved to move forward with the process without finalized parking agreement.</p> <p>Construction underway.</p> <p>Planning Commission conditionally approved the site plan with amendments to the conditions regarding off-site shared parking agreements.</p> <p>SLU modification approved at March 6, 2024 PC Meeting.</p> <p>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.</p> <p>Big Boy / Hockeyland met with City in October to discuss outstanding items.</p> <p>Hockeyland requesting additional variances at November 6, 2025 ZBA Meeting to use grass lot as unpaved parking.</p>
<p>RZ23-02</p> <p>32981 & 32875 Utica Road</p> <p>Sheetz</p>	<p>Conditional rezoning from CBD to CG to operate a gas station and fast food restaurant.</p>	<p>Public hearing at the January 3, 2024 Planning Commission Meeting.</p> <p>Planning Commission recommended denial of conditional rezoning to City Council at January 3, 2024 Planning Commission Meeting.</p>



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>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> <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)