



CITY MANAGER
Elaine Leven
CITY CLERK
August Gitschlag

City of Fraser

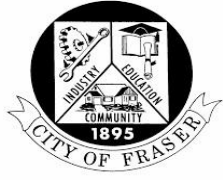
CENTENNIAL COMMUNITY

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, December 3, 2025 @ 7:00 p.m.

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – December 3, 2025**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – November 5, 2025**
- 6. New Business**
 - a. Public Hearing – Code of Ordinances Amendment – Corner Lot Fences on Residential Property
 - b. 2026 Meeting Dates
- 7. Unfinished Business**
 - a. Zoning Ordinance Discussion (Articles III, IV, V, VI)
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – November 2025**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment**

Posted: November 26, 2025



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Fraser Planning Commission DRAFT Minutes

City Council Chambers

33000 Garfield, Fraser, MI 48026

Wednesday, November 5, 2025 @ 7:00 p.m.

1. Call Meeting to Order / Pledge of Allegiance

Chairman Warunek called the meeting to order at 7:00pm

2. Roll Call

Present: Barr, Czarnecki, Farina, Keil, Meyer, Warunek

Absent: Tuller

Others Present: City Planner Lauren Sayre, Clerk August Gitschlag, City Attorney Alyssa Erickson

3. Approval of Agenda – November 5, 2025

Motion by Czarnecki, supported by Barr to approve the agenda with the typos corrected.

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

Nays:

Absent: Tuller

Motion Passes

4. Chairperson's Opening Remarks

Chairman Warunek delivered the Chair's opening remarks

5. Approval of Minutes – September 3, 2025

Motion by Farina, supported by Meyer to approve the minutes of the September 3, 2025 Planning Commission Meeting

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

Nays:

Absent: Tuller

Motion Passes

6. New Business

a. Public Hearing – Zoning Ordinance Amendments: Gas Station Canopy Lighting

Public Hearing Opened at 7:10pm

Public Hearing Closed at 7:11pm

Motion by Meyer, supported by Farina to forward revision to 32-866 of the Zoning Ordinance showing a maximum illumination level of 20 candles and adding the definitions section 32-3 for gasoline self service station canopy and gasoline service station canopy to Council.

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

Nays:

Absent: Tuller

Motion Passes

7. Unfinished Business - Zoning Ordinance Rewrite Presentation and Discussion

Items in discussion included a desire to go through the ordinance line by line to match the steering committee's version. There were questions about the timeline for adoption, and concerns about some language for setbacks.

The Planning Commission agreed to go through the following articles line by line, and the rest of the Zoning Ordinance would be individually reviewed with concerns sent to the City Planner:

Article III: Zoning Districts and Map

Article IV: Residential Zoning Districts

Article V: Commercial Zoning Districts

Article V: Industrial Zoning Districts

Article VIII: Use Standards

Article IX: General Provisions

8. Public Communication on Non-Agenda Items

9. Monthly Report – October 2025

Lauren Sayre presented on Hockeyland coming to ZBA, the Hayes property for sale, that no new cases expected for December, and site plans that would be expiring.

10. Zoning Board of Appeals Member Liaison Report

11. Commissioners' Comments and Items of Interest/Concern

12. Adjournment

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

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

Nays:

Absent: Tuller

Motion Passes

Motion Adjourned at 8:00pm



Memorandum

TO: Fraser Planning Commission
FROM: Lauren Sayre, AICP
SUBJECT: Residential Corner Lot Fences - DRAFT
DATE: November 18, 2025

We have received increasing applications for privacy fences (sight obscuring, 6 feet) on corner lots. Our current ordinance prohibits any fence on the side of a corner lot unless it is 4 feet and non-sight obscuring. The current ordinance also references the “fence review committee” which is no longer in effect.

The main concerns are that the current ordinance restricts all privacy fences on the side of corner lots regardless of the location. The ordinance was intended to protect visibility at intersections, and we believe this can be accomplished while allowing residents to install privacy fences on the side street lot line.

Because we are currently working together on the Zoning Ordinance update, and fence regulations are closely related to those efforts, we are requesting your input on this topic as well. **While we recognize that this matter is not within your statutory purview, as it is currently located in Chapter 9 outside the Zoning Ordinance, any recommendations you are willing to provide would be appreciated. Please note that Planning Commission is not required to take any action, but input is appreciated.**

We have proposed two options for Planning Commission’s consideration.

CURRENT ORDINANCE

9-3(c) Side yard fences on residential corner lots. Upon approval by the fence review committee, a non-sight obscuring fence not more than four (4) feet in height may be erected parallel to the side street lot line of a corner lot provided it is located at least one (1) foot inside the side street lot line and does not extend beyond the front building line into the front yard, except as provided in section 9-5.5.



Compliant fences in Fraser



9-5(b) On corner lots, no privacy screen shall be permitted to be located in the side yard abutting a side street. Non-sight obscuring fences approved by the fence review committee in accordance with section 9-3(c) may be permitted to be located in the side yard abutting a side street.

CORNER CLEARANCE (32-40)

The current corner clearance provisions are as follows.

No fence, wall, shrubbery, sign or other obstruction to vision above a height of two (2) feet from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between such right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection, except landscape treatments may be permitted as provided in the city fence chapter (section 9-5.5 of this Code) and otherwise in the sign regulation (section 32-85).

The corner clearance will have to be maintained, but our observations show that this would not impact the proposed amendments, as we are maintaining the restriction on fences in the front yard. We have provided some examples below. This also helps demonstrate that corner lot fences along the side streets would not be impeding corner visibility.

Red triangle = corner clearance area where no fence is permitted.



RECOMMENDED CHANGES

We propose to **delete Section 9-5(b)** as it would directly conflict with our proposed changes for side street fences along corner lots.

We have two options for addressing privacy fences along side streets on residential corner lots. Both are detailed below.

9-3(C) OPTION #1

Option #1 would allow fences on corner lots as long as one front yard is maintained. The front yard is the yard that faces the address of the property. As long as there is no fence in the front yard it would be permitted in Option #1.

<p>Proposed Change</p>	<p>Fences on residentially zoned or used corner lots are permitted, provided they do not extend beyond the front building line of the property in which they are placed and are located within one (1) foot inside the side street lot line.</p>
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Below are examples of what the proposed change would allow. Please note the streetview images and aerial images are not from the same lots.

 = 6 ft privacy fence permitted



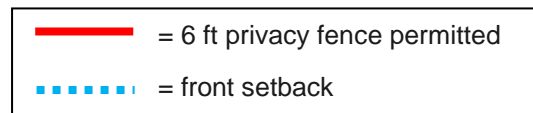
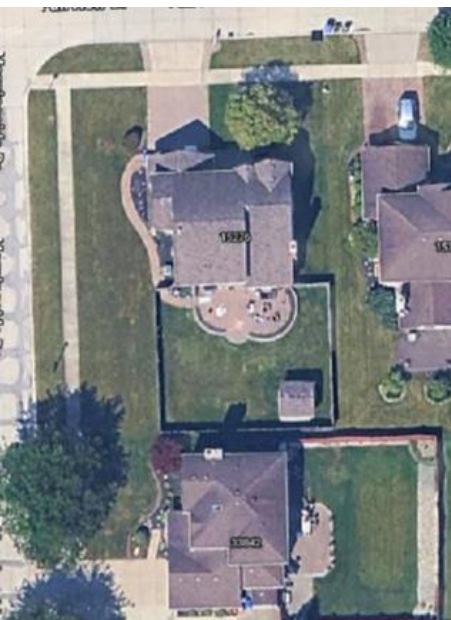


OPTION #2

Option #2 would still allow privacy fences in the side yard, but they would be subject to the adjacent property's front building line. This would minimize impact to neighboring properties but may also significantly impact the amount of yard that could be fenced with a privacy fence.

Proposed Change	Fences on residentially zoned or used corner lots are permitted, provided they do not extend beyond the front building line of the property in which they are placed and are located within one (1) foot inside the side street lot line. The fence may not extend beyond any front setback of adjacent properties.
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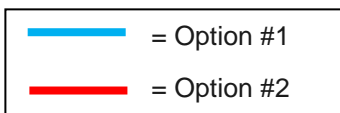
Below are examples of what the proposed change would allow. Please note the streetview images and aerial images are not from the same lots.





COMPARISON

<p>Option #1: Privacy Fences on residentially zoned or used corner lots are permitted, provided they do not extend beyond the front building line of the property in which they are placed and are located within one (1) foot inside the side street lot line.</p>	<p>Option #2: Fences on residentially zoned or used corner lots are permitted, provided they do not extend beyond the front building line of the property in which they are placed and are located within one (1) foot inside the side street lot line. The fence may not extend beyond any front setback of adjacent properties.</p>
<ul style="list-style-type: none">• Allows larger area of lot to be enclosed in privacy fence.• May not maintain continuous front yard along blocks.• Maintains clear vision, as fences will not extend beyond the property's front building line.	<ul style="list-style-type: none">• Reduces the area of the lot that can be enclosed by a privacy fence.• Maintains continuous front yard along blocks.• Maintains clear vision, as fences will not extend beyond the property's front building line.



ATTENTION CITY OF FRASER RESIDENTS

Please be advised that the **City of Fraser Planning Commission** has PROPOSED the following dates for their regularly scheduled meetings for the calendar year 2026:

January 7, 2026

February 4, 2026

March 3, 2026

April 1, 2026

May 6, 2026

June 3, 2026

July 1, 2026 (4th of July Week, July 20th alternate)

August 5, 2026

September 2, 2026

October 7, 2026

November 4, 2026

December 2, 2026

All meetings will be held at City Hall, 33000 Garfield, Fraser, MI 48026 and begin at 7:00 p.m.

Planning Commission Meetings are held the 1st Wednesday of the Month. The alternate date being the 3rd Wednesday.



Monthly Planning & Zoning Report

For November 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 obtained the additional variances needed to utilize the grass as unpaved parking during an extreme event at November 6, 2025 ZBA Meeting.</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>Preconstruction meeting occurred with City Staff on September 26, 2025.</p> <p>Building permits have been issued.</p>



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
<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>
<p>SLU 25-02 33341 Kelly Road</p> <p>Complete Auto Care</p>	<p>To obtain special land use approval to allow an automobile heavy repair garage in an "IR – industrial restricted" zoning district.</p>	<p>The PC conditionally approved the SLU at the July 21, 2025 meeting.</p> <p>PC approved their site plan at the September 3, 2025 meeting.</p>

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)