



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, January 7, 2026 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – January 7, 2026**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – December 3, 2025**
- 6. New Business**
 - a. SP 25-03: Site Plan - 18380 Malyn
 - b. Interview of Kathy Czarnecki for the Planning Commission
 - c. Interview of Trevor Tuller for the Planning Commission
 - d. Annual Planning Report – 2025
- 7. Unfinished Business**
 - a. Zoning Ordinance Discussion – Article 8: Use Standards
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – December 2025**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment**

Posted: December 30, 2025



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George-Michael Higgins
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Fraser Planning Commission Agenda
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, December 3, 2025 @ 7:00 p.m.

DRAFT

1. Call Meeting to Order / Pledge of Allegiance

Chairman Warunek called the meeting to order at 7:01 pm.

2. Roll Call

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

Others present: City Planner Lauren Sayre, City Attorney Alyssa Erickson, Deputy City Clerk Jennifer Heider

3. Approval of Agenda – December 3, 2025

Motion by Farina, supported by Keil to approve the agenda as presented.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Nays: None

Motion Passes

4. Chairperson’s Opening Remarks

Chairman Warunek delivered the Chair’s opening remarks.

5. Approval of Minutes – November 5, 2025

Motion by Keil, supported by Czarnecki to approve the minutes of the November 5, 2025 Planning Commission Meeting with the typos corrected.

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Nays: None

Motion Passes

6. New Business

- a. Public Hearing – Code of Ordinances Amendment – Corner Lot Fences on Residential Property

Public Hearing opened at 7:33pm
Public Hearing Closed at 7:44pm

Motion by Czarnecki, supported by Barr to recommend forwarding the following ordinance amendment to City Council:

Replace Section 9-3(c) with the following:

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,

Planning Commission also added the following changes:

- The addition of driveway corner clearance provisions
- The allowance of 4-foot, non-sight obscuring fences as well as privacy fences
- Increasing the location requirement from 1 foot to 1.5 feet inside the side street lot line.

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

Motion Passes

b. 2026 Meeting Dates

Motion by Czarnecki, seconded by Barr to approve the proposed dates for the regularly scheduled meeting for the calendar year 2026 as amended:

01/07/2026	02/04/2026	03/04/2026
04/01/2026	05/06/2026	06/03/2026
07/01/2026	08/05/2026	09/02/2026
10/07/2026	11/04/2026	12/02/2026

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

Ayes: Barr, Czarnecki, Farina, Keil, Meyer, Tuller, Warunek
Nays: None

Motion Passes

7. Unfinished Business

a. Zoning Ordinance Discussion (Articles III, IV, V, VI)

Items in discussion included the following articles:

- Article III: Zoning Districts and Maps
- Article IV: Residential Zoning Districts
- Article V: Commercial Zoning Districts
- Article VI: Industrial Zoning Districts

City Planner will update the changes Planning Commission recommended to the sections reviewed rather than the entire ordinance. Changes included sections of zoning districts on map, typos and corrections to footnotes and clarification to descriptions of dimensional standards.

It was agreed that Use Standards would be discussed during the January Planning Commission Meeting.

8. Public Communication on Non-Agenda Items

None heard

9. Monthly Report – November 2025

10. Zoning Board of Appeals Member Liaison Report

Commissioner Farina announced that the December ZBA meeting had been canceled.

11. Commissioners’ Comments and Items of Interest/Concern

12. Adjournment

Motion by Farina, seconded by Tuller to adjourn the meeting at 8:43 pm.

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

Nays: None

Motion Passes

Meeting Adjourned at 8:43pm

Respectfully submitted:

Jennifer Heider
Fraser Deputy City Clerk

This Date: _____

Site Plan Review Summary

Site plan dated December 4, 2025

SP#25-03

City of Fraser, Michigan



SITE ADDRESS / LOCATION 18380 Malyn Blvd – Industrial Building	APPROVING BODY Planning Commission	PUBLIC HEARING DATE Not required
STAFF REPORT CONTACT INFORMATION Planning Consultant – Lauren Sayre		APPLICANT / PROPERTY OWNER Artan Gjoka

BRIEF SUMMARY OF REQUEST:

This site plan application is to construct a new industrial building on an existing foundation for wholesale use. The main section of the building will be 80 ft. 8 in. wide and 121 ft. long. An office section of the building, facing the Malyn Blvd frontage, will be 61 ft. wide and 20 ft. 4 in. long. The parking area will be located behind the building and will have 44 parking spaces. The parcel (ID#: 11-32-276-017) is located at 18380 Malyn Blvd and is 1.06 acres.



EXISTING SITE INFORMATION:	SITE ZONING + LAND USE	SURROUNDING ZONING + LAND USE	SITE IMPROVEMENTS	SIZE OF SITE + FRONTAGE
	IC – Industrial Controlled: industrial use	Other industrial sites zoned IC	New parking, landscaping, and building	Total site area = 1.06 acres Building area = 11,117 sq. ft. 150 ft. frontage on Malyn Blvd

Compatibility with Zoning Ordinance

The IC industrial controlled district is established primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations whose external physical effects will be felt to some degree by surrounding districts.

Industrial uses conducted wholly within a building, with a landscaped front yard and with the side or rear yard used for loading and unloading and parking are permitted in the IC district.

Compatibility with Master Plan

The proposed industrial use is compatible with the future land use designation in the Master Plan.

PLANNER RECOMMENDATION

- APPROVE
- APPROVE WITH CONDITIONS
- REVISE AND RESUBMIT
- DENY

ATTACHMENTS

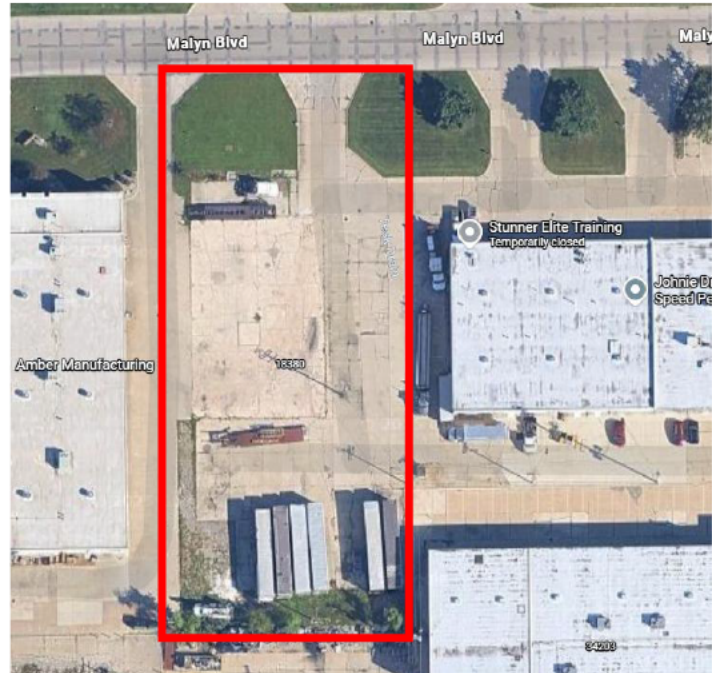
- SUBMITTED PLANS
- APPLICATION
- PUBLIC HEARING NOTICE
- PROOF OF OWNERSHIP
- PUBLIC COMMENTS
- AGENCY COMMENTS
- REVIEW AGAINST ZONING STANDARDS
- MISC.

Project Overview

The applicant is proposing to construct a new building using existing footings within the IC, Industrial Control zoning district. The site plan states two approximate square footages of the building being 12,167 and 11,117 square feet, this must be revised to the corrected square footage.

The building will be used for wholesale use with the main section of the building being 80 ft. 8in. wide and 121 ft. long, with the office area being 61 ft. long and 20' 4in. wide. The parking area will be located behind the building and will have 44 parking spaces. The parcel (ID#: 11-32-276-017) is located at 18380 Malyn Blvd and is 1.06 acres.

The applicant had a similar plan approved with conditions in 2018. Since the applicant had not followed through with obtaining permits, the site plan approval has expired.



The applicant is now submitting a new site plan with the revisions requested at the November 7, 2018 Planning Commission meeting for a new review and approval.

RECOMMENDATION

We recommend approval of the site plan subject to the following conditions:

1. Corrected consistent square footage of building throughout site plan.
2. The number of employees on the largest shift should be specified so that compliance with the parking minimum requirements can be determined. The minimum parking requirements shall be met.
3. The barrier free, accessible parking aisle is dimensioned and measures at least 5 feet in width.
4. A photometric plan must be provided to ensure the standards of Section 32-86 are met.
5. The pedestrian access to the front of the building should be revised to ensure minimal conflicts with vehicular traffic.

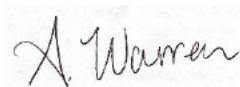
We look forward to reviewing these findings and recommendations with you.

Respectfully,

McKENNA



Lauren Sayre, AICP
Senior Planner



Alicia Warren
Associate Planner

SITE PLAN REVIEW

1. IC, Industrial Controlled District (Section 32-144)

a. Zoning and Land Use (Section 32-144 (1) and (2))

The subject parcel is zoned IC, Industrial Controlled District, which is designed for manufacturing, assembling, and fabrication activities. The site plan proposes an industrial building for wholesale use on an existing foundation, with improved landscaping and parking.

b. Dimensional Requirements (Section 32-144 (3) and (4))

Standard	Required	Proposed	Complies?
Lot Area	20,000 sq. ft.	46,500 sq. ft.	Yes
Lot Width	100 ft.	150 ft.	Yes
Front yard (buildings and parking)	80 ft. from centerline of R.O.W.	80 ft.	Yes
Side yard	20 ft.	20 ft. / 49 ft. 4 in.	Yes
Rear yard	20 ft.	126 ft. 8 in.	Yes
Building Height	35 ft. / 3 stories	26 ft. / 2 stories	Yes

2. Architecture and Building (Section 32-141 (a))

Exterior facing materials in the Industrial Controlled District are regulated by Section 32.141(a), which requires that brick or stone materials be used on the street side exterior finish of the building and must extend on the sides of the building to a depth of 50 ft. or the depth of the office, whichever is greater.

The proposed building architecture includes steel panel exterior with brick and stone materials on the front north façade, wrapping on either side of the office with a depth of 50 ft. The brick and stone portion that extends past the front office reduces to a height of 14 ft. on the sides, matching the height of the masonry block base around the rest of the building, which we find to be an acceptable design that meets the standards of the Ordinance. The front section of the building will have five large windows and glass double doors, with two large windows on either side façade.

3. Off-Street Parking and Loading Requirements (Article VI)

a. Number of parking spaces.

Requirement	Proposed	Complies?
Warehousing: One (1) space for each one thousand five hundred (1,500) square feet of net floor area, plus one (1) space for each employee on the largest typical shift. $11,117 \text{ sq. ft.} / 1,500 = 7.4 + \text{number of employees on largest shift}$ $*(12,167 / 1,500 = 8.1 + \text{number of employees on largest shift})$	44 spaces	<u>Unclear</u>
Barrier Free Spaces 26 to 50 spaces require 2 be accessible.	2 barrier free, accessible spaces	Yes

*Building size must be confirmed.

b. Parking space layout standards.

The parking layout must follow the below table.

Space Width	Space Length	Maneuvering Width	Two Tiers of Parking & One Maneuvering Lane
9.0 feet	20 feet	24 feet	64 feet
9.5 feet	20 feet	22 feet	62 feet
10 feet	20 feet	20 feet	60 feet

The proposed parking areas in the rear of the property measure 9 ft. wide and 20 ft. long, which is compliant. The maneuvering lanes are 24 ft. wide, which is also compliant.

The proposed parking areas near the building on the east side of the site are 9 ft. wide and 18 ft. long, which is permitted since the parking abuts a 7-foot-wide concrete walkway per section 32-94(8). The proposed maneuvering lane is 24 ft. and 1 in. which is compliant.

The barrier free, accessible parking spaces are 9 ft. wide and 18 ft. long. The access aisle is not dimensioned but must be 5 ft. wide. **We request the dimension is added to the access aisle to confirm compliance.**

c. Loading requirements.

Loading requirements are specified in Sec. 32-97, requiring one loading space for buildings with a gross floor area between 1,401 and 20,000 sq. ft. One 10x50 loading space is proposed near the north garage doors.

There are two overhead garage doors on the building elevations, one on the north side of the building and one on the south side of the building. Article 11 regulates Industrial Districts and considers overhead doors as loading and unloading areas. The overhead door on the north side of the building is outside of the front yard setback, meeting all requirements.

4. Landscaping (Section 32-84)

Landscaping is required for any yard not designated for building, off-street parking, loading and unloading, storage or other approved purposes according to Section 32-84, which is provided.

Interior parking lot landscaping is not required in the IR and IC districts.

Frontage landscaping of 5 trees is required per Section 32-88(2) (1 tree per 30 linear feet of frontage). 5 trees are provided, which complies.

A note on the site plan indicates that irrigation will be installed in-ground automatic and reach all landscape areas on the entire site.

5. Signs (Section 32-85)

No signs are proposed as part of this site plan.

6. Lighting (Section 32-86)

Three light poles are proposed for the parking lot area including two single light fixtures and one double light fixture. The poles will be 20 ft. high, 400 watts, and shielded. Lighting of parking areas shall not include floodlighting as required by Section 32-141(f). **In order to determine if the lighting is appropriately designed for the site, we require a photometric plan.** Section 32-86 regulates the maximum illumination (measured in footcandles) permitted in any district, for which the following applies:

Illumination of:	Industrial
General	0.5

Driveway	2.0
Parking	3.0
Walks	1.0
Protective	2.0
Building	5.0
Loading areas	1.0

7. Dumpster

A 6 ft. high dumpster enclosure is proposed in the rear of the site, along the east property line. It is proposed to be built of colorfast concrete with brick etched exterior to match the front façade building material.

8. Pedestrian and Safety Circulation

There are no sidewalks in the industrial park in which the subject site is located. The site has a 7 ft. wide pavement-level sidewalk between the east elevation of the building and the adjacent row of parking.

The pedestrian access route appears to create a conflict with traffic entering and exiting the site. We recommend the required loading space be located within the building, and the pedestrian access can be revised to provide a more direct route that does not conflict with vehicular traffic.

9. Easements

There are five easements noted on the site plan. Two are 6 ft. private easements for public utilities that run along the north and south edges of the parcel. Two are 15 ft. easements for ingress that run along the entire west edge of the parcel. The final easement is a 12 ft. private easement for sanitary and public utilities, and runs through the entire site along the east edge of the proposed building.

10. Reviewing Entities

The site plan is subject to review by all applicable departments and jurisdictions deemed necessary to ensure the health, safety, and welfare of the community.

Submittal Date: _____
Initial Review Fee: _____

Meeting Date: _____
Application #: _____

CITY OF FRASER APPLICATION FOR SITE PLAN REVIEW/SPECIAL LAND USE APPROVAL

Site Plan Special Land Use

Name of Project: INDUSTRIAL BUILDING
Address of Project: 18380 MAYLIN BLVD
Proposed Use: GENERAL PURPOSES

Applicant's Name: ARTAN GJOKA
Address: 18380 MAYLIN BLVD
City: FRASER MI Zip: 48026 Phone: 586 707 7216
Email: TANISOTI@HOTMIL.COM 586 557 6200

Parcel Identification: _____
Complete Legal Description: (use opposite side or attach separately)
Zoning: INDUSTRIAL Size in acres: 1.1 Parcel Width: 150 Parcel Length: 310

Legal Owner:
Name: ARTAN GJOKA Phone #: 586 557 6200 / 707 7216
Address: 5354 KREGIER ST STERLING HTS 48310

Site Plan Preparer's Name: CJP ENGINEERING & DESIGN, LLC
Phone: 248 747 4456 Fax: 248 297 6124

If the Petitioner is not the owner, state basis for representative (ie, attorney, representative, option-to-buy, etc.):

Fifteen (15) copies of the application and site plan shall be submitted to the City at least twenty (20) days prior to a scheduled Planning Commission meeting (First Wednesday of the month at 7:00pm.) The site plan shall include all information required by the City of Fraser Zoning Ordinance. All plans must be folded when submitted. The applicant or representative must be present at the Planning Commission meeting. The site plan shall satisfy the requirements of the Zoning Ordinance for issuance of a building permit, but shall not exempt the applicant from compliance with all other City ordinances or requirements.

If additional reviews are required beyond the initial, each review thereafter is 50% of the initial cost.

The undersigned deposes that foregoing statements and answers and accompanied information are true and correct.

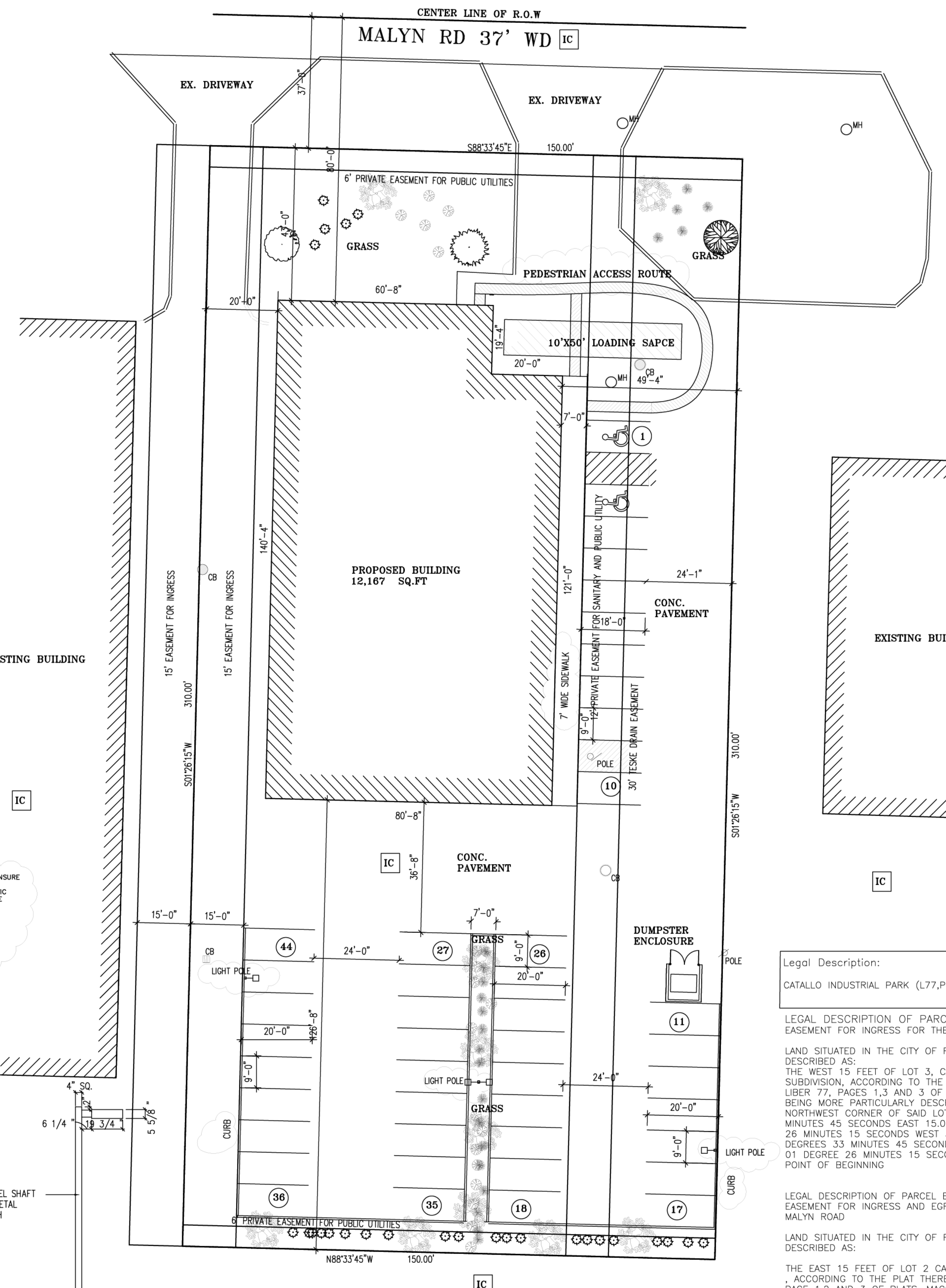
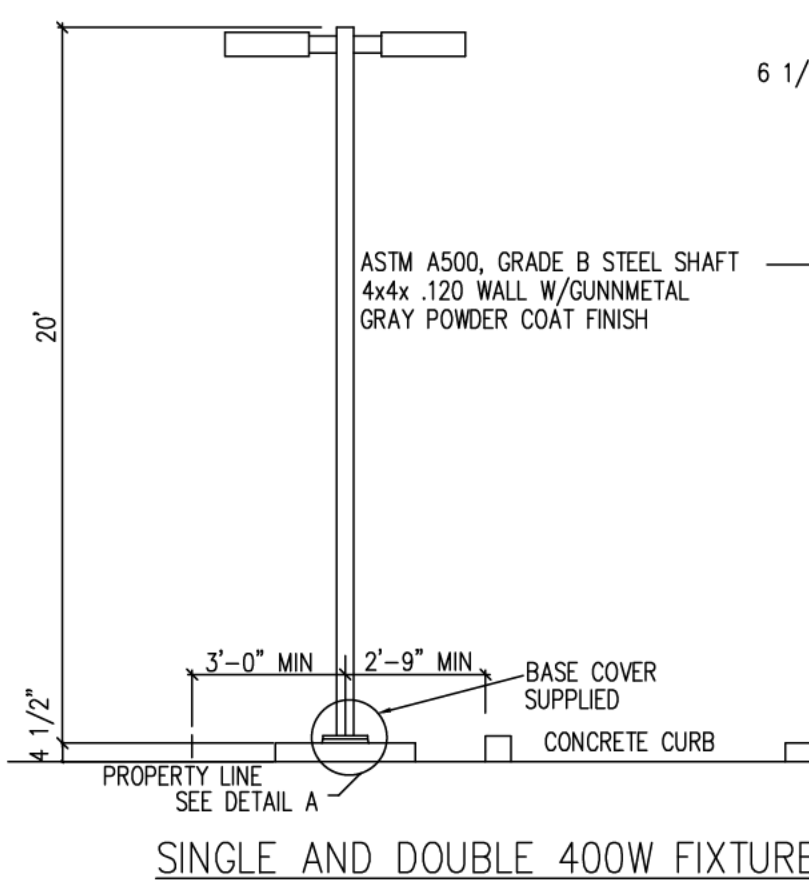
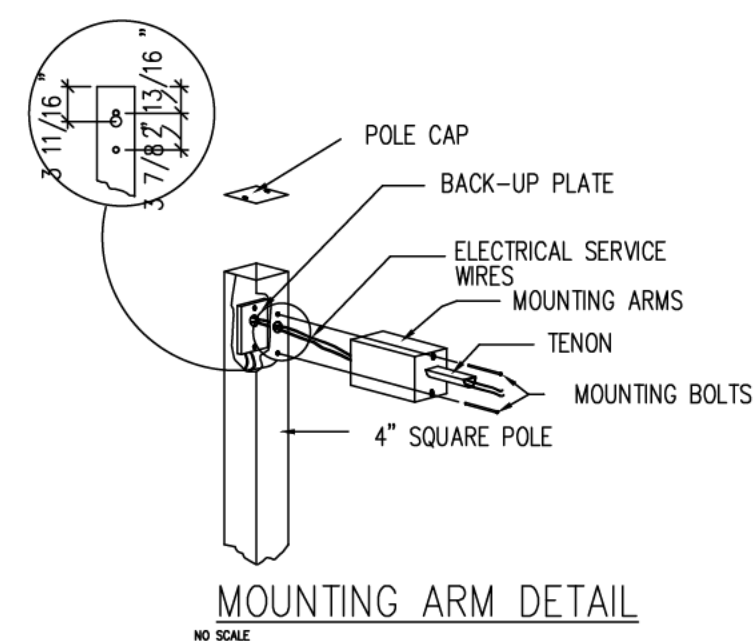
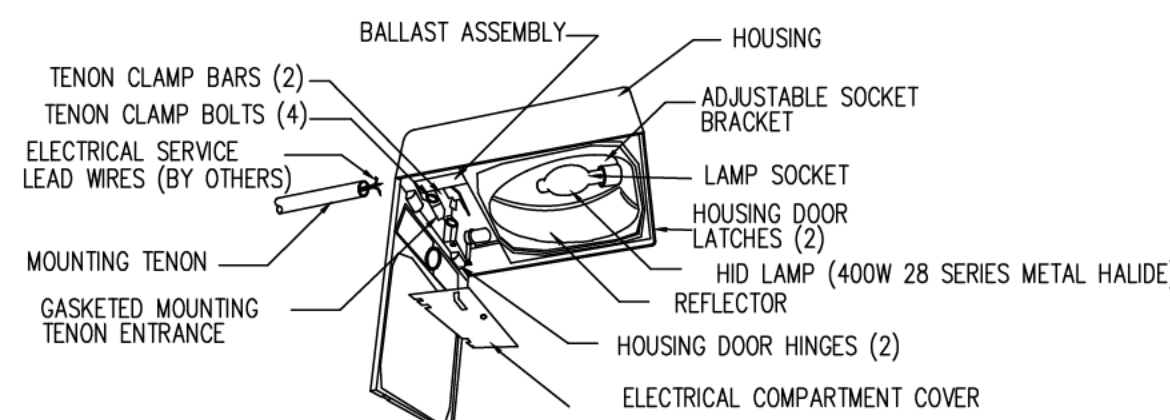
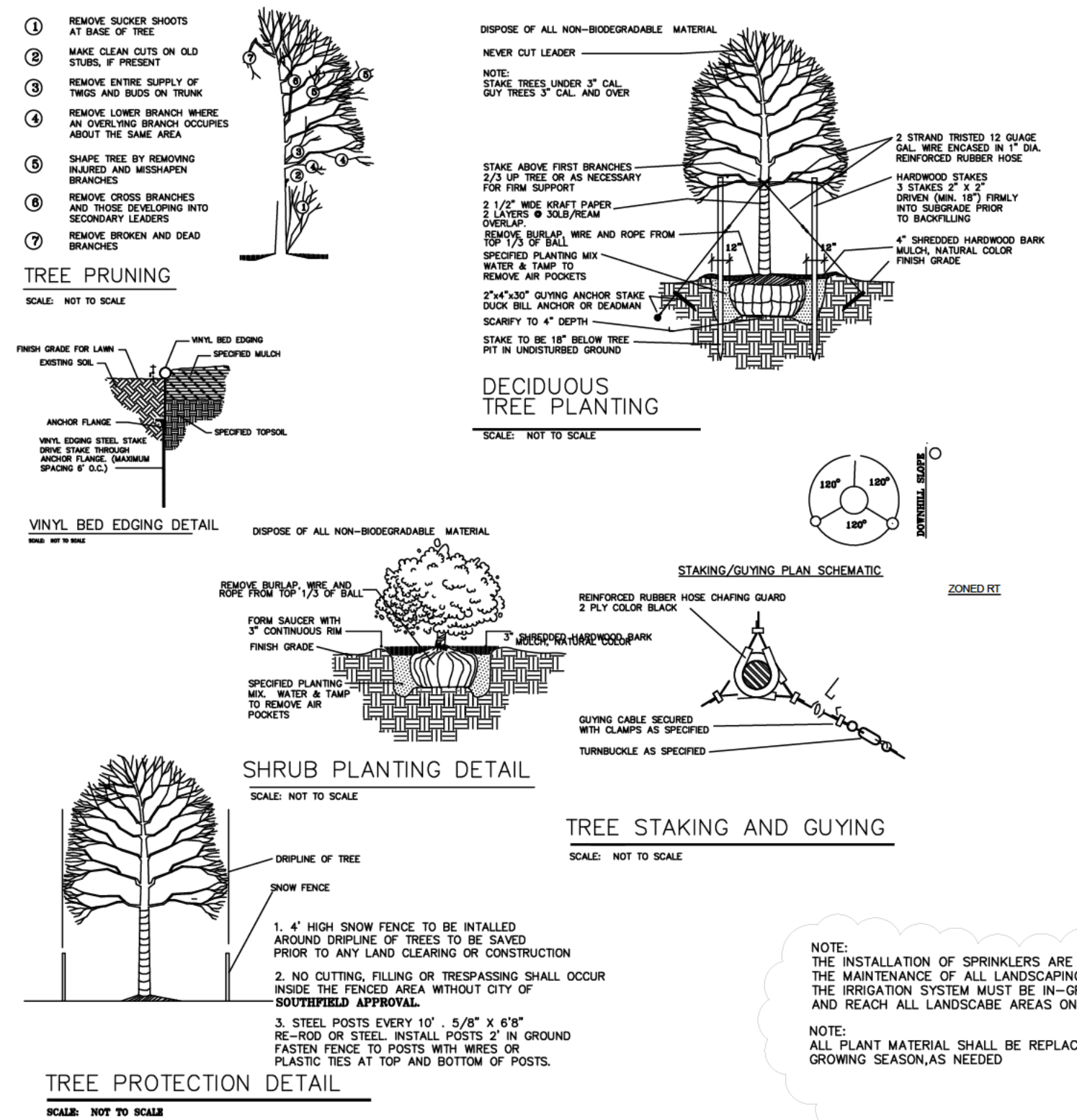
Signature of Applicant

Signature of Legal Property Owner

ARTAN GJOKA
Please print/type name below signature

Please print/type name below signature

QUAN	SIZE	BOTANICAL NAME	COMMON NAME	SYMBOL
SHRUBS & BUSHES	30	36 IN HIGH Euonymus alatus "Compactus"	Dwarf Burning Bush	
	21	36 IN HIGH Euonymus Fortunei "Emerald N' Gold"	Emerald N' Gold	
	22	36 IN HIGH Pinus Strobus "Blue Shag"	Dwarf Eastern White Pine	
EVERGREEN TREES	1	8-10 FEET TALL THUJA OCCIDENTALIS 'NIGRA'	ARBORVITAE-NIGRA	
	1	8-10 FEET TALL PICEA PLUNGENA 'HOOPSII'	HOOPSI SPRUCE	
DECIDUOUS TREES	10	2'-3" CALIPER ACRE PLATANODES 'CRIMSON KING'	CRIMSON KING MAPLE TREE	
	1	2'-3" CALIPER GLEDTISIA TRIACANTHOS	TRUE SHADE HONEYLOCUST	



SITE DATA:
GOVERNING CODE: MICHIGAN BUILDING CODE 2015 AND CITY OF FRASER ZONING ORDINANCE

EXISTING ZONING: IC (INDUSTRIAL CONTROLLED)
USE GROUP: F (FACTORY INDUSTRIAL GROUP)
CONSTRUCTION TYPE: 2B
SITE ACREAGE: 46,500 S.F. = 1.06 ACRES

BUILDING DATA:
PROPOSED BUILDING AREA: 11,117 S.F.
PROPOSED BUILDING USE: WAREHOUSE
BUILDING COVERAGE: 23.9%

MINIMUM SETBACKS:
FRONT: 80 FT FROM THE CENTER LINE OF R.O.W PROVIDED 80 FT
SIDE: 20 FT PROVIDED EAST SIDE 20 FT, WEST SIDE 49.33 FT
REAR: 20 FT PROVIDED 126.66 FT

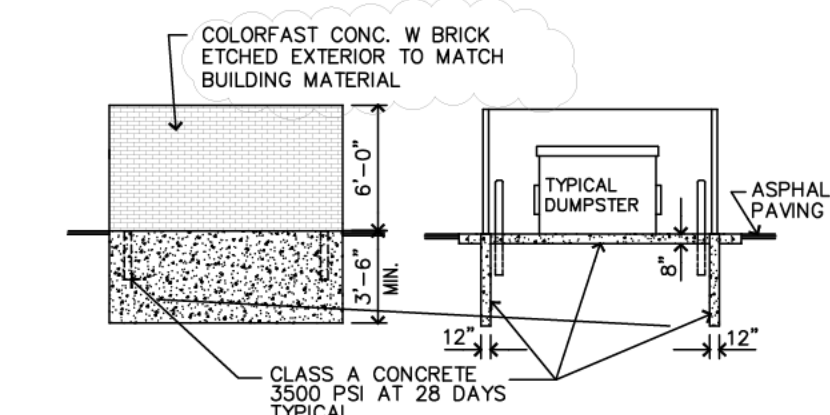
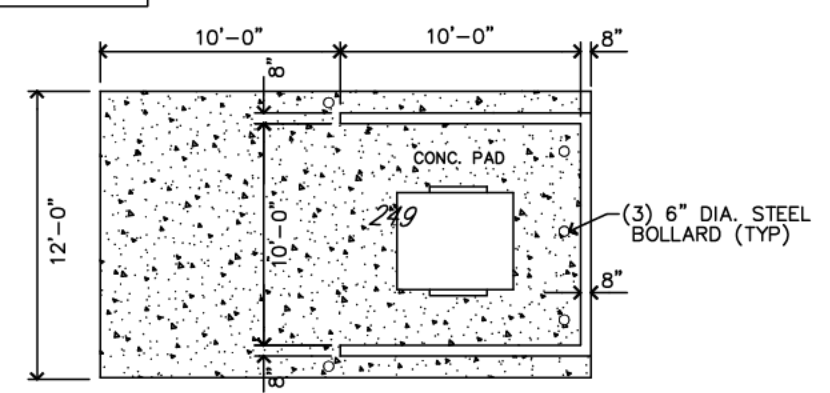
REQUIRED PARKING
WHOLESALE
1 SPACE FOR EACH 400 SQ.FT OF GROSS AREA
11,117/400=27.79=28
PARKING SPACES PROVIDED 9' x 20' =44
1 B.F. PARKING SPACE 9' x 20' =2 SPACES

LANDSCAPING REQUIREMENT
FRONT LANDSCAPING 1 TREE FOR EACH 30 LINEAR FT OF LANDSCAPING STRIP PROVIDED : 5 TREES
INTERIOR LANDSCAPING :1 FOR EACH 6 PARKING SPACES
48/6=8 TREES PROVIDED

Legal Description:
CATALLO INDUSTRIAL PARK (L77,P1-3);LOT3; CITY OF FRASER

LEGAL DESCRIPTION OF PARCEL A:
EASEMENT FOR INGRESS FOR THE BENEFIT OF 18320 MALYN ROAD DESCRIBED AS:
THE WEST 15 FEET OF LOT 3, CATALLO INDUSTRIAL PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 77, PAGES 1,3 AND 3 OF PLATS, MACOMB COUNTY RECORD. BEING MORE PARTICULARLY DESCRIBED AS : BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE SOUTH 88 DEGREE 33 MINUTES 45 SECONDS EAST 15.00 FEET; THENCE SOUTH 01 DEGREE 26 MINUTES 15 SECONDS WEST 310.00 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 45 SECONDS WEST 15.00 FEET; TO THE POINT OF BEGINNING

LEGAL DESCRIPTION OF PARCEL B:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF 18380 MALYN ROAD DESCRIBED AS:
THE EAST 15 FEET OF LOT 2 CATALLO INDUSTRIAL PARK SUBDIVISION , ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 77, PAGE 1,2 AND 3 OF PLATS, MACOMB COUNTY RECORD, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST OF SAID LOT 2, THENCE SOUTH 01 DEGREE 26 MINUTES 15 SECONDS WEST, 310.00 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 45 SECONDS WEST, 15 FEET; THENCE NORTH 01 DEGREE 26 MINUTES 15 SECONDS EAST 310.00 FEET; THENCE SOUTH 88 DEGREES 33 MINUTES 45 SECONDS EAST, 15.00 FEET; TO THE POINT OF BEGINNING.



CJP ENGINEERING & DESIGN, LLC
30411 W 12 MILE RD.
FARMINGTON HILLS, MI 48334
Office (248)747-4562
Fax (248)297-6121
Cell (248)376-5006
harishakim@yahoo.com

PROJECT:
BUILDING ON EXISTING FOUNDATION
16980 MALYN BLVD
FRASER, MICHIGAN

OWNER:
A & M REAL ESTATE I, LLC
34391 Mound Rd, Sterling Heights MI 48310
Owner's Contact Info:
Artan Gjoka
Tansio1@hotmail.com
(586)557-6200
(586)707-7216

SUBMITTAL:
OWNER
BIDDING
MUNICIPAL
CONSTRUCTION
OTHER

DATE: 12/04/2025

REVISIONS:

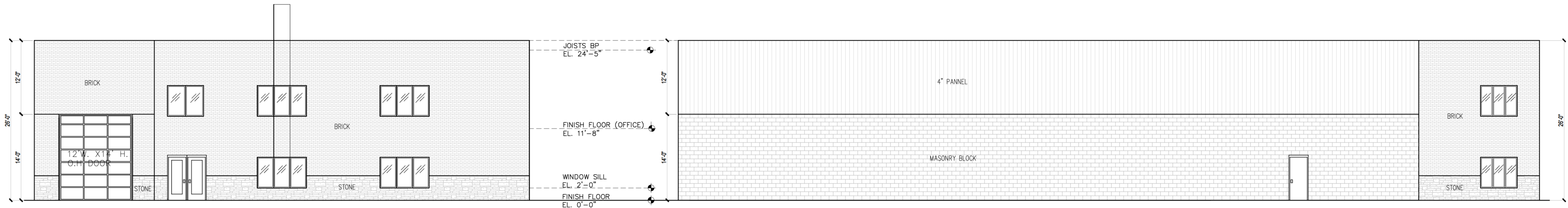
DESIGNED BY: HH
DRAWN BY: HA
REV EWD BY: HARIS HAKIM, P.E.



NOTES:
ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT CODES, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED
DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR CORRECTION. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ARE FINISHED SURFACES TO FINISHED SURFACES UNLESS NOTED OTHERWISE.
ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 4" BELOW PROPOSED FINISHED GRADE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING CAPACITY OF 2500 P.S.F. IS ASSUMED IF NOT SPECIFIED FOR FOOTING SIZES SHOWN ON DRAWING. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 2500 P.S.F. AT EACH FOOTING SITE IS RESPONSIBILITY OF CONTRACTOR. ALL SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

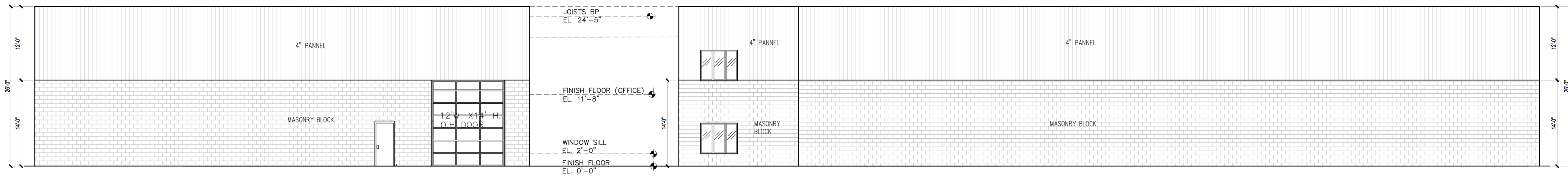
SHEET TITLE
PROPOSED SITE PLAN

SHEET #
SP-1



PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



CJP
ENGINEERING & DESIGN, LLC
30411 W 12 MILE RD.
FARMINGTON HILLS, MI 48334
Office (248)747-4562
Fax (248)297-6121
Cell (248)376-5006
harishakim@yahoo.com

PROJECT:
BUILDING ON
EXISTING FOUNDATION
16990 MALDEN BLVD
FRASER, MICHIGAN

OWNER:
A & M REAL ESTATE I, LLC
34391 Mound Rd, Sterling Heights
MI 48310
Owner's Contact Info:
Artan Gjoka
Taniso1@hotmail.com
(586)557-6200
(586)707-7216

SUBMITTAL:
 OWNER
 BIDDING
 MUNICIPAL
 CONSTRUCTION
 OTHER

DATE: 12/04/2025

REVISIONS:

DESIGNED BY: HH
DRAWN BY: HA
REV EWD BY: HARIS HAKIM, P.E.



NOTES:

ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT CODES, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED.

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ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISHED GRADE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 2500 P.S.F. IS ASSUMED IF NOT SPECIFIED FOR FOOTING SIZES SHOWN ON DRAWING. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 2500 P.S.F. AT EACH JOB SITE IS RESPONSIBILITY OF CONTRACTOR. ALL SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

SHEET TITLE
PROP. ELEVATIONS
SCALE: NOTED

SHEET #
A-2



MCKENNA

Memorandum



TO: Fraser Planning Commission
FROM: Lauren Sayre, AICP
SUBJECT: Interview of Candidates
DATE: December 29, 2025

The City of Fraser Planning Commission consists of seven (7) members who are registered electors of the City. Currently Commissioner Kathy Czarnecki and Trevor Tuller have terms that are set to expire on December 31, 2025.

The City Clerk has reached out to both them, and they have very generously agreed to continue to serve the City of Fraser in the capacity of Planning Commissioners. Please find their applications enclosed.

In following with the City of Fraser's process for (re)appointing Board and/or Commission members, the body itself conducts interviews and then either recommends appointment of those candidates to City Council or not.

Tonight, the Planning Commission will interview Kathy Czarnecki and Trevor Tuller, or in this case you may just decide to recommend her to City Council for reappointment. The terms are for three (3) years.

If you decide to recommend their reappointments to City Council, we will need a motion to recommend re-appointment of Kathy Czarnecki and Trevor Tuller to the City of Fraser Planning Commission, noting that their term end date would be December 31, 2028.

APPLICATION MAY BE SUBJECT TO PUBLIC VIEW



City of Fraser
 33000 Garfield Road
 Fraser, MI 48026
 (586) 293-3100

cityclerk@micityoffraser.com

LAST NAME	FIRST NAME	M.I.
Czarnecki	Kathy	L

ADDRESS (Number and Street)
 [REDACTED]

CITY	STATE	ZIP CODE	PHONE NUMBER
Fraser	MI	48026	586. [REDACTED]

NAME OF BOARD OR COMMISSION YOU ARE APPLYING FOR
 Planning Commission

REASON FOR INTEREST IN THIS BOARD (Please list activities and special qualifications)
 Continue my commitment to the City as a dedicated and involved Board member. Utilize my planning experience for the health, safety and general welfare of Fraser residents.

EDUCATION (Please list schools, diplomas, degrees, professional certificates, etc.)
 High School Graduate
 Schoolcraft College / Court Reporter Certification
 Michigan Citizens Planners Certification 2020

CURRENT EMPLOYMENT – COMPANY NAME AND YOUR TITLE
 Retired- City of Troy MI

COMPANY ADDRESS (number and street)
 500 W. Big Beaver Road

CITY	STATE	ZIP CODE	OFFICE PHONE
Troy	MI	48084	248.524.3364

PLEASE LIST YOUR RESPONSIBILITIES
 Administrative Assistant / Planning Dept / Various Boards and Committees. Process development applications Prepare agendas, attend meetings and prepare minutes.

PLEASE ATTACH YOUR RESUME OR OTHER INFORMATION AND RETURN TO CITY HALL OR EMAIL CITYCLERK@MICITYOFFRASER.COM

Please note in order to serve on a City Board or Commission you must be a resident for two years or more and you must be a registered elector.

Kathy Czarnecki

Fraser MI 48026

586-

@yahoo.com

City of Fraser

- Fraser Planning Commission – 8 years
- Fraser Resident – 20 years

Fraser Planning Commission Major Accomplishments

- Master Plan Update
- Zoning Ordinance Rewrite (in progress)

Municipal Employment

- Canton, Ohio (City Clerk)
- Farmington Hills, Michigan (Planning)
- Troy, Michigan (Planning)

Boards and Committees – Administrative Support

- City Council
- Planning Commission
- Zoning Board of Appeals
- Building Code Board of Appeals

Municipal Offices - Administrative Support

- Manager
- Attorney
- Planning
- Code Enforcement



MCKENNA

Memorandum



TO: Fraser Planning Commission
FROM: Lauren Sayre, AICP
SUBJECT: **Zoning Discussion**
DATE: December 29, 2025

Following the discussion on December 3, 2025, please find the updated Articles 3 through Articles 6 attached.

We will be reviewing Article 8: Use Standards on January 7, 2026. Please note, that updated Articles will be provided as we finish reviewing, but the entire zoning ordinance will not be provided each time, as most of the remaining sections have not been updated and the document is just under 200 pages.

Looking forward to discussing the zoning ordinance further, and thank you for your attention and patience in this process.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

Article 3

Zoning Districts and Map



Section 32-24 Zoning District Designations.

The City shall be and is hereby divided into the following classifications of land use districts and overlay.

RL	Residential, Low Density
RM	Residential, Medium Density
RT	Transitional Residential
RH	Residential, High Density
CN	Commercial Neighborhood
CBD	Central Business District
CG	Commercial General
LI	Light Industrial
GI	General Industrial

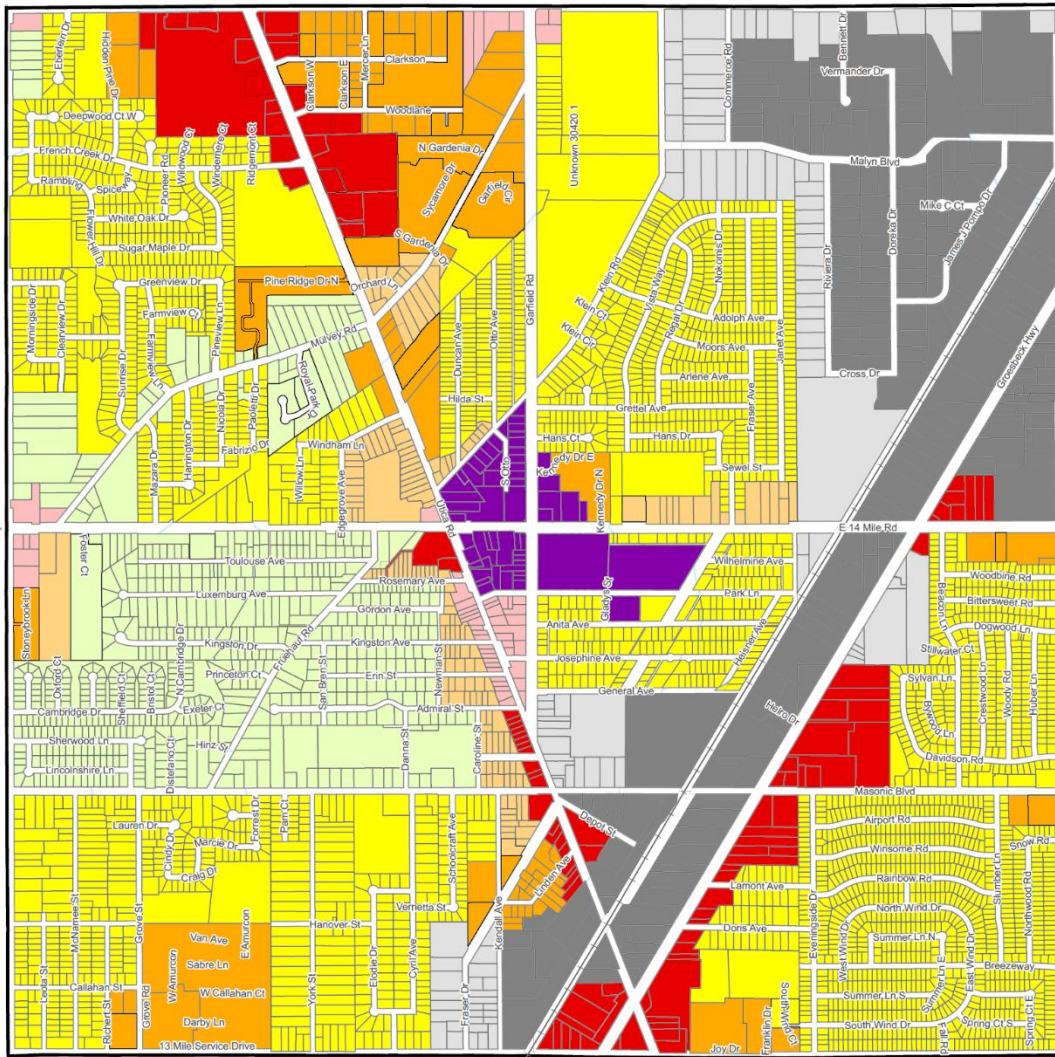
Section 32-25 District Boundaries

The boundaries of these districts are hereby established as shown on the Zoning Map which accompanies this Zoning Ordinance and which map with all notations, references and other information shown thereon shall be as much a part of this Zoning Ordinance as if fully described herein.

- Unless shown otherwise, the boundaries of the districts are lot lines, the center lines of streets, alleys, roads, or such lines extended, and the limits of the City of Fraser.
- Where, due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Zoning Ordinance, there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined upon written application to, or upon its own motion, by the Zoning Board of Appeals.

Section 32-26 Zoning Map

- a. The boundaries of the City's zoning districts are hereby established as shown on the Zoning Map.
- b. The areas establishing Fraser's zoning districts and the boundaries of the districts are hereby established as shown on the Zoning Map, which accompanies this Zoning Ordinance, and which the Zoning Map with all notations, references, and other information shown thereon is as much a part of this Ordinance as if fully described herein. The Zoning Map is certified as the official copy by the City Clerk and kept on display at City Hall. Maps and descriptions accompanying enacted amendments must be displayed adjacent to the official copy until such time as the official copy is corrected. When so ordered by resolution of Council, the official copy must be corrected to show all amendments.



LEGEND

 RL - Residential Low-Density	 CN - Commercial Neighborhood
 RM - Residential Medium-Density	 CG - Commercial General
 RT - Residential Transition	 LI - Light Industrial
 RH - Residential High-Density	 GI - General Industrial
 CBD - Central Business District	

Section 32-27 Zoning of Vacated Areas

Whenever any street, alley, or other public way within the City of Fraser shall be vacated, such street, alley, or other public way or portion thereof shall automatically be classified in the same zone district as the property to which it attaches. Where the vacated area does not attach to an existing property, the area shall automatically be classified as an RL District until a zoning map amendment for said area has been adopted by the City Council. The Planning Commission shall recommend appropriate zoning for such area within three months after the matter is referred to the Planning Commission by the City Council.

Section 32-28 Zoning of Annexed Areas

Any area annexed to the City of Fraser shall immediately upon such annexation, be automatically classified as an RL District until a zoning map amendment for said area has been adopted by the City Council. The Planning Commission shall recommend appropriate zoning for such area within three months after the matter is referred to the Planning Commission by the City Council.

Section 32-29 Conformity with District Regulations

- a. No structure or land shall be used, occupied, erected, constructed, moved, or altered, except in conformity with the regulations specified for that zoning district. Unless a use is permitted in a particular zoning district, it shall be prohibited in that zoning district.
- b. Except as otherwise provided, regulations governing land and building use, minimum lot size, lot area per dwelling unit, building height, building placement, required yards, and other pertinent factors are hereby established as stated in the detailed provisions for each of the zoning districts. In each zoning district a "permitted use" shall be a use of land or buildings subject to the minimum requirements specified for such use in the zoning district in which such use is located, plus applicable requirements found within the Zoning Ordinance. A special approval land use shall be a use of land or buildings which may be permitted in that district only after following special procedures designed to ensure site and use compatibility with existing or proposed surrounding land uses. In evaluating and deciding each application for such permission, the Planning Commission shall apply the standards contained in [Article 14](#) of this Zoning Ordinance and any special conditions imposed for that use.

Section 32-30 Schedule of Permitted Uses

Unless a use is permitted in a particular zoning district, it shall be prohibited in that zoning district. However, the City Planner or their designee may determine that a use which is not specifically mentioned in this Zoning Ordinance is comparable to a permitted or prohibited use in any district, either by right or as a Special Land Use. The City Planner may refer a use interpretation to the Zoning Board of Appeals.

Key:

P = Principal Uses Permitted By-Right

S = Uses Permitted on Special Land Use Approval

A = Permitted as an Accessory Use. Refer to use-specific standards.

Blank = Not Permitted

Use	RL	RM	RT	RH	CN	CBD	CG	LI	GI	Use Standards
Residential Uses										
Single Detached Dwelling Unit	P	P	P	P	S					
Single Attached Dwelling Unit	S	P	P	P	S					Section 32-74
Duplex		P	P	P	S					
Triplex			P	P	S					
Multi-Unit Dwelling (4+ Units)			S	P	S					Section 32-68
Upper-Level Residential						P				Section 32-80
Accessory Dwelling Units (ADUs)	A	A	A	A						Section 32-59
Manufactured Housing				S						Section 32-67
Home-Based Businesses	A	A	A	A	A	A				Section 32-64
Bed and Breakfast	A	A	A	A	A	A				
State Licensed Foster Care, Adult Family Home (1-6 Persons)	A	A	A	A						Section 32-77
State Licensed Foster Care, Adult Small Group Home (7-12 Persons)	S	S	S	S						Section 32-77
State Licensed Foster Care, Adult Large Group Home (13-20 Persons)	S	S	S	S						Section 32-77
State Licensed Family Child Care Home (Up to 7 Children)	A	A	A	A						Section 32-77
State Licensed Group Child Care Home (Up to 14 Children)	S	S	S	S						Section 32-77
State Licensed Foster Care, Family Home	A	A	A	A						Section 32-77
State Licensed Foster Care, Family Group Home	S	S	S	S						Section 32-77
Senior Living Facility (Assisted / Independent)			S	P						
Transitional Housing / Shelters			S	S						

Use	RL	RM	RT	RH	CN	CBD	CG	LI	GI	Use Standards
Commercial Uses										
Adult Business							S			Section 32-60
Artisan / Maker Space					P	P	P	P		
Bar					S	P	P	P	S	
Body Art / Tattoo Shop					P	P	P	P	P	
Child Care Center	S	S	S	S	P	P	P			
Crematories									S	
Drive-Thru Facility							A	A	A	Section 32-62
Event Hall					S	P	P	S	S	
Financial Institution					P	P	P			
Funeral Home / Mortuary (Without Crematories)					S		S			
Gas Station							S	S	S	Section 32-63
Grocery Store					P	P	P	P		
Hospital			S	S	S		P	P	P	Section 32-65
Hotel / Motel							P	P		
Nursery / Greenhouse					P		P	P	P	
Laundry / Dry Cleaner					S		S			
Massage Establishment					P	P	P			Chapter 14
Medical Office					P	P	P			
Museums / Galleries			S	S	P	P	P	P		
Brewery / Distillery / Winery					S	P	P	P	P	
Mobile Food Vending					A	A	A	A	A	Section 32-66, Chapter 19
Office					P	P	P	S	S	
Outdoor Dining					A	A	A	A	A	Section 32-69
Outdoor Sales						A	A	A	A	Section 32-70
Pawn Shop								P	P	Section 32-72, Chapter 18.5
Pharmacy					P	P	P			
Personal Service Establishment					P	P	P	S		
Pet Grooming / Pet Boarding Facility					P	P	P	P		
Physical Fitness Facility					P	P	P	P	S	
Restaurant, Sit Down					P	P	P	S		
Restaurant, Take Away					P	P	P	P	P	
Retail Sale Establishment, Small					P	P	P	P		
Retail Sale Establishment, Large							P	P		
Secondhand / Rummage Shop					P	P	P	P		Chapter 18.5

Use	RL	RM	RT	RH	CN	CBD	CG	LI	GI	Use Standards
Smoking Lounge (Hookah or Cigar)									S	Section 32-76
Studio (Dance, Art, Photography)					P	P	P	S		
Theatre					S	P	P	P		
Tobacco / Smoke Shop					S	S	P			
Twenty-Four Hour Operations							S	S	S	Section 32-79
Vehicle Repair / Service Shop							S	P	P	Section 32-81
Vehicle Sales / Rental								P	P	Section 32-82
Vehicle Wash (Automatic)							S	P	P	Section 32-83
Vehicle Wash (Self-Service)							S	P	P	Section 32-83
Veterinary Clinic					S	S	P	P	P	

Use	RL	RM	RT	RH	CN	CBD	CG	LI	GI	Use Standards
Industrial Uses										
Contractors Yard / Office								P	P	
Distribution Center								S	P	
Equipment Sales, Repair, Rental								P	P	
Lumber / Building Material Yard								S	S	
Manufacturing Facility - Low Intensity								P	P	
Manufacturing Facility- High Intensity								S	P	
Trucking Facility								S	P	
Outdoor Storage								S	P	Section 32-71
Recycling Facility									S	
Reuse Facility									S	
Research and Development Facility								P	P	
Self-Storage Facility								S	P	
Junk Yard									S	
Warehousing								P	P	
Wholesale Facility								P	P	

Use	RL	RM	RT	RH	CN	CBD	CG	LI	GI	Use Standards
Public / Quasi-Public Uses										
Cemetery (Without Crematoriums)	S	S								Section 32-61
Government / Municipal Services	P	P	P	P	P	P	P	P	P	Section 32-73
Cultural Centers	S	S	S	S	P	P	P	S		
Libraries	S	P	P	P	P	P	P	P		
Institution of Higher Education							S	S	S	
K-12 School	S	S	S	S	P					
Membership Organization / Non-Profit Social Club					P	P	P			
Recreation - Indoor	S	S	S	P	P	P	P	P	P	
Recreation - Outdoor	S	S	S	P	P	P	P	P	P	
Religious Institution	S	S	P	P	P					
Trade / Vocational School							S	P	P	
Wireless Communication Facilities								P	P	Section 32-84

Section 32-31 Schedule of Regulations

District	Lot Minimum		Maximum Height of Structures		Minimum Setback Requirement (Feet)				Minimum Parking Setback (Feet)		Maximum Lot Coverage (%)	Maximum Impervious Surface Coverage (%)	
	Area (Sq. Ft.)	Width (Ft.)	In Stories	In Feet	Front Yard	Side Yard		Rear Yard	Front Yard	Side		Front Yard	Total
						One Side	Both Sides						
RL Residential, Low Density	10,200	85	2	30	20 ^A	5	15	40	N/A	N/A	25	40	50
RM Residential, Medium Density	7,800	65	2	30	20 ^A	5	13	30	N/A	N/A	30	35	45
RT Residential Transition	6,000	50	3	35	15 ^A	5	13	25	N/A	N/A	30	N/A	45
RH Residential, High Density	20,000	100	3	35	40	15	30	40	15 ^B	15 ^B	40	N/A	55
CN Commercial Neighborhood	7,200	50	2	25	20	5	10	20	10 ^B	5 ^B	30	N/A	N/A
CBD Central Business District	N/A	N/A	3	40	0	0	0	^C	Parking Not Permitted in Front or Side Yard		N/A	N/A	N/A
CG Commercial General	12,000	80	2	30	50	10	20	-	70	N/A	N/A	N/A	N/A
LI Light Industrial	20,000	80	2	35	35 ^D	10	20	20 ^E	Parking Not Permitted in Front Yard	0	N/A	N/A	N/A
GI General Industrial	20,000	100	3	35	35 ^D	10	20	20 ^E		0	N/A	N/A	N/A

- Where fifty (50) percent or more of the frontage on the same block has been previously built upon, the front setback must be plus or minus five (5) feet from a line established by using the average depth of the front yards of the five (5) adjacent lots in either direction within the same zoning district eliminating the greatest and least distances measured from the front edge of the house, attached garage or covered front porch. This may result in a front yard setback less than the minimum above.
- Single Attached Dwelling Units, Single Detached Dwelling Units, Duplexes, and Triplexes do not have any front or side minimum parking setbacks.
- Sufficient to provide for parking and loading and unloading.
- If the frontage is along Groesbeck Highway, the minimum front setback is fifty (50) feet.
- No building shall be closer than one hundred (100) feet to the outer perimeter (property lines) of this district where said property lines abut any residential district and such space shall only be used for the parking of individual passenger vehicles and/or small trucks.

Article 4

Residential Zoning Districts



Section 32-32 Provisions Applicable to Residential Districts

- a. **Fences.** Subject to the provisions of [Section 32-91](#).
- b. **Location of Structures and Buildings in a Public Easement.** No structure or building other than a fence, walk, or parking lot may be erected in a public easement.
- c. **Lot Limitations.** In all one-family residential zoning districts, only one (1) principal building shall be placed on a lot of record, with the exception of parcels of record described and designated as "out lots," which may be so arranged or subdivided as to provide for one (1) or more principal buildings when the land area allocated to each building is equal to or greater than the lot area required for the district and the building and land complies with all the other requirements of the district in which it is located; provided further that no building shall be erected on land subdivided in violation of Act 288, Public Acts of the State of Michigan, 1967, as amended.
- d. **Measuring Minimum Floor Space Requirements.** Minimum floor space requirements as established by the various provisions of this chapter for residential dwellings shall be measured from the exterior surface of enclosing walls and the centerline of common partition walls for each dwelling unit. Minimum floor area shall not include cellars or basements, attached garages or attics, unheated breezeways, porches, or decks.
- e. **Residential Entranceway.** In all residential districts, so called entranceway structures, including, but not limited to, walls, columns, and gates, marking entrances to subdivisions and other residential developments may be permitted and may be located in a required yard, as provided in [Section 32-85](#), provided that such entranceway structures shall comply to all codes and Ordinances of the City and be approved by the Planning Commission.
- f. **Subdivision.** See [Chapter 26](#) of the Code of Ordinances.
- g. **Site Condominium Subdivision.** The site condominium subdivision shall be available at the developer's option in the RL and RM districts as a permitted use, subject to [Section 32-75](#) and Site Plan approval by the Planning Commission ([Section 32-142.a.\(2\)](#))
- h. **Planned Unit Development.** A Planned Unit Development shall be available at the developer's option in the RL, RM, RT, and RH districts as a permitted use, subject to [Article 7](#).

Section 32-33 RL, Residential Low-Density

Intent

The RL, Residential Low-Density district, is established to provide principally for single-unit dwellings at varying densities. The specific interest of these districts is to encourage the construction and continued use of single-unit dwellings and to prohibit the use of the land which would substantially interfere with the development of single-unit dwellings and to discourage any land use which, because of its character and size, would create requirements and costs for public services substantially in excess of those at the specified densities and to discourage any land use which would generate excessive traffic on local streets.

Permitted Use	Special Land Use	Accessory Uses
<ul style="list-style-type: none"> Government/Municipal Services (Section 32-73) Single Detached Dwelling Unit 	<ul style="list-style-type: none"> Cemetery (without crematoriums) (Section 32-61) Child Care Center Cultural Centers K-12 School Libraries Recreation - Indoor Recreation - Outdoor Religious Institution Single Attached Dwelling Unit (Section 32-74) State Licensed Foster Care, Adult Large Group Home (13-20 persons) (Section 32-77) State Licensed Foster Care, Adult Small Group Home (7-12 persons) (Section 32-77) State Licensed Foster Care, Family Group Home (Section 32-77) State Licensed Group Child Care Home (up to 14 children) (Section 32-77) 	<ul style="list-style-type: none"> Accessory Dwelling Units (ADUs) (Section 32-59) Bed and Breakfast Home-Based Businesses (Section 32-64) State Licensed Family Child Care Home (Up to 7 children) (Section 32-77) State Licensed Foster Care, Adult Family Home (1-6 persons) (Section 32-77) State Licensed Foster Care, Family Home (Section 32-77)

Dimensional Standards

Lot Minimum	Area	10,200 square feet
	Width	85 feet
Maximum Lot Coverage (Building)		25%
Maximum Impervious Surface Coverage	Front Yard	35%
	Total Lot	45%
Front Yard Setback		20 feet ^A
Side Yard Setback	One Side	5 feet
	Both Sides	15 feet
Rear Yard Setback		30 feet
Maximum Building Height		30 feet, 2 stories
Accessory Structures		See Section 32-85

Footnotes

- A. Where fifty (50) percent or more of the frontage on the same block has been previously built upon, the front setback must be plus or minus five (5) feet from a line established by using the average depth of the front yards of the five (5) adjacent lots in either direction within the same zoning district eliminating the greatest and least distances measured from the front edge of the house, attached garage or covered front porch. This may result in a front yard setback less than the minimum above.

Section 32-34 RM, Residential Medium-Density

Intent

The RM, Residential Medium-Density district, is designed primarily for single-unit dwellings at a higher density than the RL district. Two-unit dwellings and other housing types may be suitable, provided they adhere to the existing neighborhood dimensional standards, ensuring seamless integration.

Permitted Use	Special Land Use	Accessory Uses
<ul style="list-style-type: none"> Duplex Government/Municipal Services (Section 32-73) Libraries Single Attached Dwelling Unit (Section 32-74) Single Detached Dwelling Unit 	<ul style="list-style-type: none"> Cemetery (without crematoriums) (Section 32-61) Child Care Center Cultural Centers K-12 School Recreation - Indoor Recreation - Outdoor Religious Institution State Licensed Foster Care, Adult Large Group Home (13-20 persons) (Section 32-77) State Licensed Foster Care, Adult Small Group Home (7-12 persons) (Section 32-77) State Licensed Foster Care, Family Group Home (Section 32-77) State Licensed Group Child Care Home (up to 14 children) (Section 32-77) 	<ul style="list-style-type: none"> Accessory Dwelling Units (ADUs) (Section 32-59) Bed and Breakfast Home-Based Businesses (Section 32-64) State Licensed Family Child Care Home (Up to 7 children) (Section 32-77) State Licensed Foster Care, Adult Family Home (1-6 persons) (Section 32-77) State Licensed Foster Care, Family Home (Section 32-77)

Dimensional Standards

Lot Minimum	Area	7,800 square feet
	Width	65 feet
Maximum Lot Coverage (Building)		30%
Maximum Impervious Surface Coverage	Front Yard	40%
	Total Lot	50%
Front Yard Setback		20 feet ^A
Side Yard Setback	One Side	5 feet
	Both Sides	13 feet
Rear Yard Setback		25 feet
Maximum Building Height		25 feet, 2 stories
Accessory Structures		See Section 32-85

Footnotes

- A. Where fifty (50) percent or more of the frontage on the same block has been previously built upon, the front setback must be plus or minus five (5) feet from a line established by using the average depth of the front yards of the five (5) adjacent lots in either direction within the same zoning district eliminating the greatest and least distances measured from the front edge of the house, attached garage or covered front porch. This may result in a front yard setback less than the minimum above.

Section 32-35 RT, Residential Transition

Intent

The RT, Residential Transition district, is designed for moderate to medium-density neighborhoods that serve as buffers between commercial, higher-density, and lower-density residential areas, while also supporting the growth of the Central Business District.

Permitted Use	Special Land Use	Accessory Uses
<ul style="list-style-type: none"> Duplex Government/Municipal Services(Section 32-73) Libraries Religious Institution Single Attached Dwelling Unit (Section 32-74) Single Detached Dwelling Unit Triplex 	<ul style="list-style-type: none"> Child Care Center Cultural Centers K-12 School Hospitals (Section 32-65) Hotel, Bed and Breakfast Multi-Unit Dwelling (4+ units) Section 32-68 Museums / Galleries Recreation - Indoor Recreation - Outdoor Senior Living Facility (assisted / independent) State Licensed Foster Care, Adult Large Group Home (13-20 persons) (Section 32-77) State Licensed Foster Care, Adult Small Group Home (7-12 persons) (Section 32-77) State Licensed Foster Care, Family Group Home (Section 32-77) State Licensed Group Child Care Home (up to 14 children) (Section 32-77) Transitional Housing / Shelters 	<ul style="list-style-type: none"> Accessory Dwelling Units (ADUs) (Section 32-59) Bed and Breakfast Home-Based Businesses (Section 32-64) State Licensed Family Child Care Home (Up to 7 children) (Section 32-77) State Licensed Foster Care, Adult Family Home (1-6 persons) (Section 32-77) State Licensed Foster Care, Family Home (Section 32-77)

Dimensional Standards

Lot Minimum	<i>Area</i>	6,000 square feet
	<i>Width</i>	50 feet
Maximum Lot Coverage (Building)		30%
Maximum Impervious Surface Coverage	<i>Front Yard</i>	Not Applicable
	<i>Total Lot</i>	45%
Front Yard Setback		15 feet ^A
Side Yard Setback	<i>One Side</i>	5 feet
	<i>Both Sides</i>	13 feet
Rear Yard Setback		25 feet
Maximum Building Height		35 feet, 3 stories
Accessory Structures		See Section 32-85

Footnotes

- A. Where fifty (50) percent or more of the frontage on the same block has been previously built upon, the front setback must be plus or minus five (5) feet from a line established by using the average depth of the front yards of the five (5) adjacent lots in either direction within the same zoning district eliminating the greatest and least distances measured from the front edge of the house, attached garage or covered front porch. This may result in a front yard setback less than the minimum above.

Section 32-36 RH, Residential High-Density

Intent

The RH, Residential High-Density district, is designed to permit a more intensive residential use of land with various types of multiple dwellings and related uses. Various types and sizes of residential accommodations for ownership or rental are thereby provided to meet the needs of the different age and family groups in the City.

Permitted Use	Special Land Use	Accessory Uses
<ul style="list-style-type: none"> Duplex Government/Municipal Services(Section 32-73) Libraries Multi-Unit Dwelling (4+ units) Section 32-68 Recreation - Indoor Recreation - Outdoor Religious Institution Senior Living Facility (assisted / independent) Single Attached Dwelling Unit (Section 32-74) Single Detached Dwelling Unit Triplex 	<ul style="list-style-type: none"> Child Care Center Cultural Centers Hospitals (Section 32-65) Hotel, Bed and Breakfast K-12 School Manufactured Housing (Section 32-67) Museums / Galleries Transitional Housing / Shelters State Licensed Foster Care, Adult Large Group Home (13-20 persons) (Section 32-77) State Licensed Foster Care, Adult Small Group Home (7-12 persons) (Section 32-77) State Licensed Foster Care, Family Group Home (Section 32-77) State Licensed Group Child Care Home (up to 14 children) (Section 32-77) 	<ul style="list-style-type: none"> Accessory Dwelling Units (ADUs) (Section 32-59) Bed and Breakfast Home-Based Businesses (Section 32-64) State Licensed Family Child Care Home (Up to 7 children) (Section 32-77) State Licensed Foster Care, Adult Family Home (1-6 persons) (Section 32-77) State Licensed Foster Care, Family Home (Section 32-77)

Dimensional Standards

Lot Minimum	Area	20,000 square feet
	Width	100 feet
Maximum Lot Coverage (Building)		40%
Maximum Impervious Surface Coverage	Front Yard	Not Applicable
	Total Lot	55%
Front Yard Setback		40 feet
Side Yard Setback	One Side	15 feet
	Both Sides	30 feet
Rear Yard Setback		40 feet
Parking Setback	Front Yard	15 ^A
	Side Yard	15 ^A
Maximum Building Height		35 feet, 3 stories
Accessory Structures		See Section 32-85

Footnotes

- A. Single Attached Dwelling Units, Single Detached Dwelling Units, Duplexes, and Triplexes do not have any front or side minimum parking setbacks.

Article 5

Commercial Zoning Districts



Section 32-37 Provisions Applicable to Commercial Districts

- a. **Applicability.** The following provisions are applicable to the CN, CBD, and CG districts.
- b. **Exterior Facing Materials.** Exterior facing materials shall comply with the Building Materials Schedule of Regulations in [Section 32-88](#).
- c. **Dimensional Standards.** See [Section 32-31](#).
- d. **Performance Standards.** See [Section 32-94](#).
- e. **Lighting.** See [Article 10](#).
- f. **Parking, Loading, Access Management.** See [Article 11](#).
- g. **Landscaping & Screening.** See [Article 12](#).
- h. **Signs.** See [Article 13](#).
- i. **Site Condominium Subdivision.** Commercial and industrial condominiums that result in condominium unit(s) that exceed the building envelope(s) shall also be regulated by this Section shall be subject to [Section 32-74](#) and Site Plan approval by the Planning Commission.
- j. **Planned Unit Development.** A Planned Unit Development shall be available at the developer's option in the CN, CBD, and CG districts as a permitted use, subject to [Article 7](#).

Section 32-38 CN, Commercial Neighborhood

Intent

The CN, Commercial Neighborhood district, is designed to serve the daily shopping and service needs of nearby residents while excluding businesses that may disrupt surrounding residential areas.

Permitted Use	Special Land Use	Accessory Uses
<ul style="list-style-type: none"> • Artisan / Maker Space • Body Art / Tattoo Shop • Child Care Center • Cultural Centers • Financial Institution • Government/Municipal Services (Section 32-73) • Grocery Store • K-12 School • Libraries • Massage Establishment (Chapter 14) • Medical Office • Membership Organization / Non-Profit Social Club • Museums / Galleries • Nursery / Greenhouse • Office • Personal Service Establishment • Pet Grooming / Pet Boarding Facility • Pharmacy • Physical Fitness Facility • Recreation - Indoor • Recreation - Outdoor • Religious Institution • Restaurant, Sit Down • Restaurant, Take Away • Retail Sale Establishment, Small • Secondhand / Rummage Shop (Chapter 18.5) • Studio (Dance, Art, Photography) 	<ul style="list-style-type: none"> • Bar • Brewery / Distillery / Winery • Duplex • Event Hall • Funeral Home / Mortuary (without crematories) • Hospitals (Section 32-65) • Laundry / Dry Cleaner • Multi-Unit Dwelling (4+ units) Section 32-68 • Single Attached Dwelling Unit • Single Detached Dwelling Unit • Theatre • Tobacco / Smoke Shop • Triplex • Veterinary Clinic 	<ul style="list-style-type: none"> • Bed and Breakfast • Home-Based Businesses (Section 32-64) • Mobile Food Vending (Section 32-66, Chapter 19) • Outdoor Dining (Section 32-69)

Dimensional Standards

Lot Minimum	Area	7,200 square feet
	Width	50 feet
Maximum Lot Coverage (Building)		30%
Maximum Impervious Surface Coverage	Front Yard	Not Applicable
	Total Lot	Not Applicable
Front Yard Setback		20 feet
Side Yard Setback	One Side	5 feet
	Both Sides	10 feet
Rear Yard Setback		20 feet
Parking Setback	Front Yard	10 feet ^A
	Side Yard	5 feet ^A
Maximum Building Height		25 feet, 2 stories
Accessory Structures		See Section 32-85

Footnotes

A. Single Attached Dwelling Units, Single Detached Dwelling Units, Duplexes, and Triplexes do not have any front or side minimum parking setbacks.

Section 32-39 CBD, Central Business District

Intent

The CBD, Central Business District, offers retail and services for a broader market than the CN district, featuring planned groupings of businesses with shared parking for both pedestrians and vehicles. It is designed to promote mixed uses, such as first-floor restaurants, offices, and businesses with upper-floor dwellings, to encourage walkability, livability, and economic growth, fostering a downtown-like atmosphere.

Permitted Use	Special Land Use	Accessory Uses
<ul style="list-style-type: none"> • Artisan / Maker Space • Bar • Body Art / Tattoo Shop • Brewery / Distillery / Winery • Child Care Center • Cultural Centers • Event Hall • Financial Institution • Government/Municipal Services (Section 32-73) • Grocery Store • Libraries • Massage Establishment (Chapter 14) • Medical Office • Membership Organization / Non-Profit Social Club • Museums / Galleries • Office • Personal Service Establishment • Pet Grooming / Pet Boarding Facility • Pharmacy • Physical Fitness Facility • Recreation – Indoor • Recreation – Outdoor • Restaurant, Sit Down • Restaurant, Take Away • Retail Sale Establishment, Small • Secondhand / Rummage Shop (Chapter 18.5) • Studio (Dance, Art, Photography) • Theatre • Upper-Level Residential (Section 32-80) 	<ul style="list-style-type: none"> • Tobacco / Smoke Shop • Veterinary Clinic 	<ul style="list-style-type: none"> • Bed and Breakfast • Home-Based Businesses (Section 32-64) • Mobile Food Vending (Section 32-66, Chapter 19) • Outdoor Dining (Section 32-69) • Outdoor Sales (Section 32-70)

Dimensional Standards

Lot Minimum	Area	Not Applicable
	Width	Not Applicable
Maximum Lot Coverage (Building)		Not Applicable
Maximum Impervious Surface Coverage	Front Yard	Not Applicable
	Total Lot	Not Applicable
Front Yard Setback		0 feet
Side Yard Setback	One Side	0 feet
	Both Sides	0 feet
Rear Yard Setback		Sufficient to provide for parking and loading and unloading.
Parking Setback	Front Yard	Parking is not permitted in the Front or Side Yard
	Side Yard	
Maximum Building Height		40 feet, 3 stories
Accessory Structures		See Section 32-85

Section 32-40 CG, Commercial General

Intent

The CG, Commercial General district, is intended to serve as a buffer between industrial and residential zones, featuring high-intensity uses like big-box stores, shopping malls, restaurants, retail centers, and auto-centric uses, along major thoroughfares.

Permitted Use	Special Land Use	Accessory Uses
<ul style="list-style-type: none"> • Artisan / Maker Space • Bar • Body Art / Tattoo Shop • Brewery / Distillery / Winery • Child Care Center • Cultural Centers • Event Hall • Financial Institution • Government/Municipal Services (Section 32-73) • Grocery Store • Hospitals • Hotel / Motel • Libraries • Massage Establishment (Chapter 14) • Medical Office • Membership Organization / Non-Profit Social Club • Museums / Galleries • Nursery / Greenhouse • Office • Personal Service Establishment • Pet Grooming / Pet Boarding Facility • Pharmacy • Physical Fitness Facility • Recreation - Indoor • Recreation - Outdoor • Restaurant, Sit Down • Restaurant, Take Away • Retail Sale Establishment, Large • Retail Sale Establishment, Small • Secondhand / Rummage Shop (Chapter 18.5) • Studio (Dance, Art, Photography) • Theatre • Tobacco / Smoke Shop • Veterinary Clinic 	<ul style="list-style-type: none"> • Adult Business (Section 32-60) • Funeral Home / Mortuary (without crematories) • Gas Station (Section 32-63) • Institution of Higher Education • Laundry / Dry Cleaner • Planned Unit Development (Article VII) • Trade / Vocational School • Vehicle Repair / Service Shop (Section 32-81) • Vehicle Wash (automatic & self service) (Section 32-83) • Twenty-Four Hour Operations (Section 32-79) 	<ul style="list-style-type: none"> • Drive-Thru Facility (Section 32-62) • Mobile Food Vending (Section 32-66, Chapter 19) • Outdoor Dining (Section 32-69) • Outdoor Sales (Section 32-70)

Dimensional Standards

Lot Minimum	Area	12,000 square feet
	Width	80 feet
Maximum Lot Coverage (Building)		Not Applicable
Maximum Impervious Surface Coverage	Front Yard	Not Applicable
	Total Lot	Not Applicable
Front Yard Setback		50 feet
Side Yard Setback	One Side	5 feet
	Both Sides	10 feet
Rear Yard Setback		20 feet
Parking Setback	Front Yard	20 feet
	Side Yard	10 feet
Maximum Building Height		30 feet, 2 stories
Accessory Structures		See Section 32-85

Article 6

Industrial Zoning Districts



Section 32-41 Provisions Applicable to Industrial Districts

- a. **Applicability.** The following provisions are applicable to the LI and GI districts.
- b. **Exterior Facing Materials.** Exterior facing materials shall comply with the Building Materials Schedule of Regulations in [Section 32-88](#).
- c. **Dimensional Standards.** See [Section 32-31](#).
- d. **Performance Standards.** See [Section 32-94](#).
- e. **Lighting.** See [Article X](#).
- f. **Parking, Loading, Access Management.** See [Article XI](#).
- g. **Landscaping & Screening.** See [Article XII](#).
- h. **Signs.** See [Article XIII](#).
- i. **Site Condominium Subdivision.** Commercial and industrial condominiums that result in condominium unit(s) that exceed the building envelope(s) shall also be regulated by this Section shall be subject to [Section 32-74](#) and Site Plan approval by the Planning Commission.
- j. **Planned Unit Development.** A Planned Unit Development shall be available at the developer's option in the LI and GI districts as a permitted use, subject to [Article 7](#).

Section 32-42 LI, Light Industrial

Intent

The LI, Light Industrial is intended to serve as a light industrial district designated for office, manufacturing, research, development, and creative industries, acting as a buffer between General Industrial and residential areas, with a focus on minimizing truck traffic, noise, odor, dust, and outdoor storage, while also accommodating artisan and flexible uses.

Permitted Use

- Artisan / Maker Space
- Bar
- Body Art / Tattoo Shop
- Brewery / Distillery / Winery
- Contractors Yard / Office
- Equipment Sales, Repair, Rental
- Government/Municipal Services ([Section 32-73](#))
- Grocery Store
- Hospitals ([Section 32-65](#))
- Hotel / Motel
- Libraries
- Manufacturing Facility - Low Intensity
- Museums / Galleries
- Nursery / Greenhouse
- Pawn Shop ([Section 32-72](#), [Chapter 18.5](#))
- Pet Grooming / Pet Boarding Facility
- Physical Fitness Facility
- Recreation - Indoor
- Recreation - Outdoor
- Research and Development Facility

- Restaurant, Take Away
- Retail Sale Establishment, Large
- Retail Sale Establishment, Small
- Secondhand / Rummage Shop ([Chapter 18.5](#))
- Theatre
- Trade / Vocational School
- Vehicle Repair / Service Shop ([Section 32-81](#))
- Vehicle Sales / Rental ([Section 32-82](#))
- Vehicle Wash (automatic & self-service) ([Section 32-83](#))
- Veterinary Clinic
- Warehousing
- Wholesale Facility
- Wireless Communication Facilities ([Section 32-84](#))

Special Land Use

- Cultural Centers
- Distribution Center
- Event Hall
- Gas Station ([Section 32-63](#))
- Institution of Higher Education
- Lumber / Building Material Yard
- Manufacturing Facility- High Intensity
- Office
- Outdoor Storage ([Section 32-71](#))
- Personal Service Establishment
- Restaurant, Sit Down
- Self-Storage Facility
- Studio (Dance, Art, Photography)
- Trucking Facility
Twenty-Four Hour Operations ([Section 32-79](#))

Accessory Uses

- Drive-Thru Facility ([Section 32-62](#))
- Mobile Food Vending ([Section 32-66](#), [Chapter 19](#))
- Outdoor Dining ([Section 32-69](#))
- Outdoor Sales ([Section 32-70](#))

Dimensional Standards

Lot Minimum	Area	20,000 square feet
	Width	80 feet
Maximum Lot Coverage (Building)		Not Applicable
Maximum Impervious Surface Coverage	Front Yard	Not Applicable
	Total Lot	Not Applicable
Front Yard Setback		35 feet ^A
Side Yard Setback	One Side	10 feet
	Both Sides	20 feet
Rear Yard Setback		20 feet ^B
Parking Setback	Front Yard	No Parking Permitted in the Front Yard
	Side Yard	0 feet
Maximum Building Height		35 feet, 2 stories
Accessory Structures		See Section 32-85

Footnotes

- A. If the frontage is along Groesbeck Highway, the minimum front setback is fifty (50) feet.
- B. No building shall be closer than one hundred (100) feet to the outer perimeter (property lines) of this district where said property lines abut any residential district and such space shall only be used for the parking of individual passenger vehicles and/or small trucks.

Section 32-43 GI, General Industrial

Intent

The GI, General Industrial supports medium to high-intensity industrial uses and large corporate campuses, with heavy buffers and deep setbacks to minimize impacts on neighboring properties, typically surrounded by Light Industrial uses.

Permitted Uses

- Body Art / Tattoo Shop
- Brewery / Distillery / Winery
- Contractors Yard / Office
- Distribution Center
- Equipment Sales, Repair, Rental
- Firearm Retail Sales
- Government/Municipal Services ([Section 32-73](#))
- Hospitals ([Section 32-65](#))
- Manufacturing Facility - Low Intensity
- Manufacturing Facility- High Intensity
- Nursery / Greenhouse
- Outdoor Storage ([Section 32-71](#))
- Pawn Shop ([Section 32-72, Chapter 18.5](#))
- Recreation - Indoor
- Recreation - Outdoor
- Research and Development Facility

- Restaurant, Take Away
- Secondhand / Rummage Shop ([Chapter 18.5](#))
- Self-Storage Facility
- Trade / Vocational School
- Trucking Facility
- Vehicle Repair / Service Shop ([Section 32-81](#))
- Vehicle Sales / Rental ([Section 32-82](#))
- Vehicle Wash (automatic & self-service) ([Section 32-83](#))
- Veterinary Clinic
- Warehousing
- Wholesale Facility
- Wireless Communication Facilities ([Section 32-84](#))

Special Land Uses

- Bar
- Crematories
- Event Hall
- Gas Station ([Section 32-63](#))
- Institution of Higher Education
- Junk Yard
- Lumber / Building Material Yard
- Office
- Physical Fitness Facility
- Recycling Facility
- Reuse Facility
- Smoking Lounge (Hookah or Cigar) ([Section 32-76](#))
- Twenty-Four Hour Operations ([Section 32-79](#))

Accessory Uses

- Drive-Thru Facility ([Section 32-62](#))
- Mobile Food Vending ([Section 32-66, Chapter 19](#))
- Outdoor Dining ([Section 32-69](#))
- Outdoor Sales ([Section 32-70](#))

Dimensional Standards

Lot Minimum	Area	20,000 square feet
	Width	100 feet
Maximum Lot Coverage (Building)		Not Applicable
Maximum Impervious Surface Coverage	Front Yard	Not Applicable
	Total Lot	Not Applicable
Front Yard Setback		35 feet ^A
Side Yard Setback	One Side	10 feet
	Both Sides	20 feet
Rear Yard Setback		20 feet ^B
Parking Setback	Front Yard	No Parking Permitted in the Front Yard
	Side Yard	0 feet
Maximum Building Height		35 feet, 3 stories
Accessory Structures		See Section 32-85

Footnotes

- If the frontage is along Groesbeck Highway, the minimum front setback is fifty (50) feet.
- No building shall be closer than one hundred (100) feet to the outer perimeter (property lines) of this district where said property lines abut any residential district and such space shall only be used for the parking of individual passenger vehicles and/or small trucks.

Planning Commission and Zoning Board of Appeals

2025 Annual Planning and Zoning Report to City Council

City of Fraser, MI

INTRODUCTION AND PURPOSE OF THE ANNUAL PLANNING REPORT

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, the Planning Commission shall submit a report of its 2025 activities to the Fraser City Council:

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

In addition to fulfilling this requirement, the Annual Report increases information-sharing between staff, boards, commissions, and the governing body and assists with these entities with anticipating, preparing, and budgeting for upcoming priorities.

PLANNING COMMISSION MEMBERSHIP

The following citizens dedicated their time to serving the City of Fraser as Planning Commissioners in 2025:

- Frank Farina, ZBA Liaison
- Joanne Barr
- John Keil
- Kathy Czarnecki
- Randy Warunek, Chairperson
- Renee Meyer, Vice Chairperson
- Trevor Tuller, Secretary

PLANNING COMMISSION MEETINGS

The Fraser Planning Commission met nine times in 2025. This meets and exceeds the requirements of the MPEA, which requires a minimum of four meetings annually.

1. Monday, January 13, 2025
2. Wednesday, February 5, 2025
3. Wednesday, March 5, 2025
4. Wednesday, April 2, 2025
5. Wednesday, May 7, 2025
6. Monday, July 21, 2025
7. Wednesday, September 3, 2025
8. Wednesday, November 5, 2025
9. Wednesday, December 3, 2025

ZONING BOARD OF APPEALS MEMBERSHIP

The following citizens dedicated their time to serving the City of Fraser as Zoning Board Members 2025:

- Emma Stasek
- Frank Farina, Chairperson, PC Liaison
- Joseph Chimenti
- Mark Burley, Vice Chairperson
- Patrick Green
- Rosanne Menendez, Secretary
- Scott Wahl

ZONING BOARD OF APPEALS MEETINGS

The Fraser Zoning Board of Appeals met six times in 2025.

1. Thursday, January 16, 2025
2. Thursday, March 6, 2025
3. Thursday, June 5, 2025
4. Thursday, July 17, 2025
5. Thursday, October 2, 2025
6. Thursday, November 6, 2025



2025 in Review

The following tables outline the various development reviews (site plan, special land use, etc.) considered by the Planning Commission and variances that were considered by the Zoning Board of Appeals in 2025. Variances are reported to reflect on potential challenges or obsolete regulations within the existing Zoning Ordinance, and to possibly inform future direction for the Planning Commission.

DEVELOPMENT REVIEWS

City ID	Project Type	Location	Description	Status	Date
RZ 23-03	Conditional Rezoning – Site Plan	32971 & 32875 Utica Road – Sheetz	Final site plan approval for gas station. <i>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.</i>	Approved	July 21, 2025
RZ 25-01	Rezoning	Hayes Road near 14 Mile Road	Rezoning from RL to RM to develop site condominiums.	Recommendation of Approval	May 7, 2025 (Council approved June 12, 2025)
SP 24-04	Site Plan Review Amendment	34625 Utica Road, Mr. Carwash	Request to amend car wash site plan to change south, side lot boundary to eliminate the need for a cross-access agreement.	Approved, with conditions	January 13, 2025
SP 24-07	Site Plan Review	33420 Utica Road, Duplex Condominiums	Request for site plan approval for multiplex development.	Approved, with conditions	March 5, 2025
SP 24-08	Site Plan Review	17689 Masonic Blvd - Strip Mall	Request for site plan approval for commercial strip mall.	Approved, with conditions	March 5, 2025
SP 25-01	Site Plan Review	16945 Masonic Boulevard, De-Cal Mechanical	Request for new commercial driveway.	Approved, with conditions	February 5, 2025
SP 25-02	Nonconforming Class A		Class A Non-Conforming use for parcel in the CN, Commercial Neighborhood district	Approved, with conditions	May 7, 2025
SLU 25-01	Special Land Use	32314 Utica Road – Fraser Tire	Request to operate an auto repair and service center, which requires SLU approval in the CG.	Approved, with conditions	March 5, 2025
SLU 25-02	Special Land Use	33341 Kelly Road - Complete Car Care	Request to allow an automobile heavy repair garage in an "IR-Industrial Restricted" zoning district.	Approved, with conditions	July 21, 2025

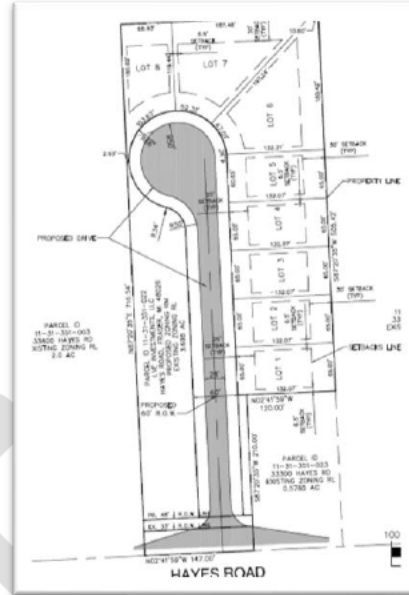


APPROVED DEVELOPMENTS

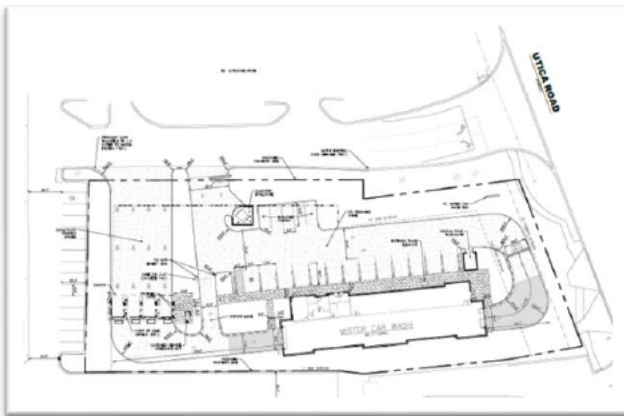
Below, please find a brief photo library of developments approved by the Fraser Planning Commission in 2025:



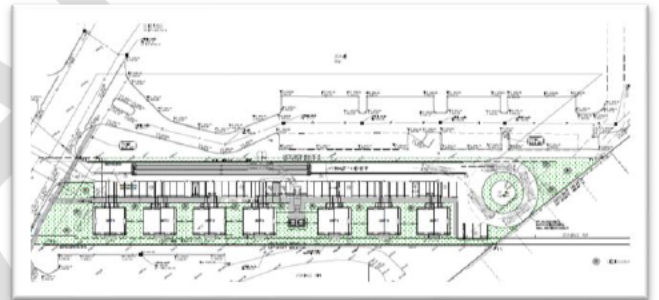
Conditional Rezoning – Site Plan: Sheetz (RZ 23-03)



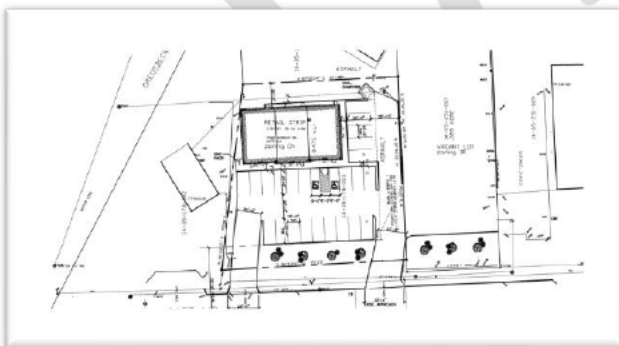
Rezoning: Site Condominiums (RZ 25-01)



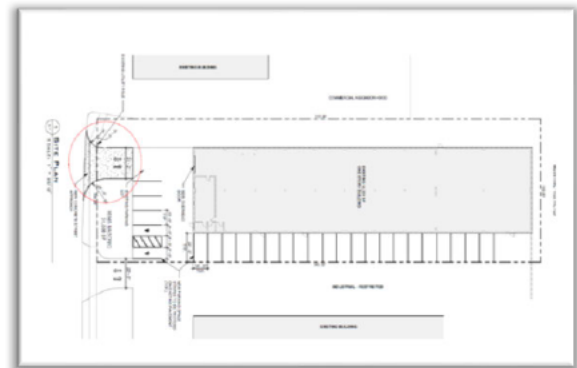
Site Plan Review: Mr. Carwash (SP 24-04)



Site Plan Review: Duplex Condos (SP 24-07)

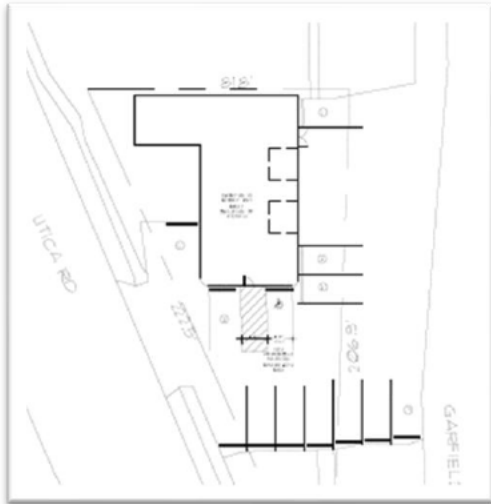


Site Plan Review: Masonic Blvd Strip Mall (SP 24-08)

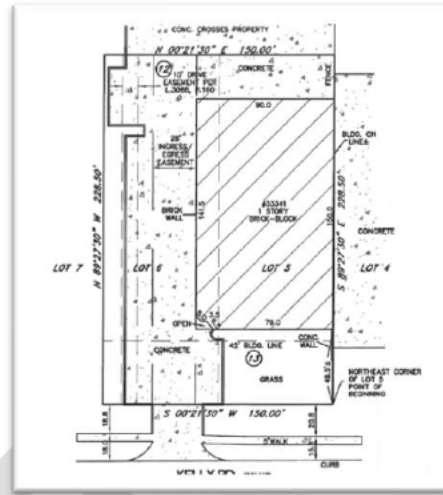


*Site Plan Review: De-Cal (SP 25-01)/
Class-A Nonconforming Use (SP 25-02)*





Special Land Use: Fraser Tire (SLU 25-01)



Special Land Use: Complete Car Care (SLU 25-02)

ZONING APPEALS

City ID	Project Type	Location	Description	Status	Date
ZBA 24-07	Non-Use Variance	34625 and 34835 Utica Road, Mister Car Wash	Variance to exceed the maximum allowed footcandle illumination measurement in a commercial use.	Approved	January 16, 2025
ZBA 24-08	Non-Use Variance	18377 East 14 Mile Road – Power Solutions	Variance to allow exterior façade materials of aluminum plank system with wood finish and aluminum composite material.	Approved	January 16, 2025
ZBA 25-01	Non-Use Variance	16945 Masonic Blvd De-Cal Mechanical	Request for parking reduction variance and driveway width reduction variance	Approved (parking reduction)	March 6, 2025
				Denied (driveway width)	
ZBA 25-02	Non-Use Variance	31471 Grove	Request a variance to construct a 6 ft tall sight-obscuring fence on a corner lot, parallel to a side street.	Approved	July 17, 2025
ZBA 25-03	Non-Use Variance	34400 Utica Hockeyland Outlot	Request of multiple variances; parking lot striping, parking lot lighting, unpaved ingress/egress, omission of curbs, wood fence.	Approved, with conditions	November 6, 2025



APPROVED VARIANCES

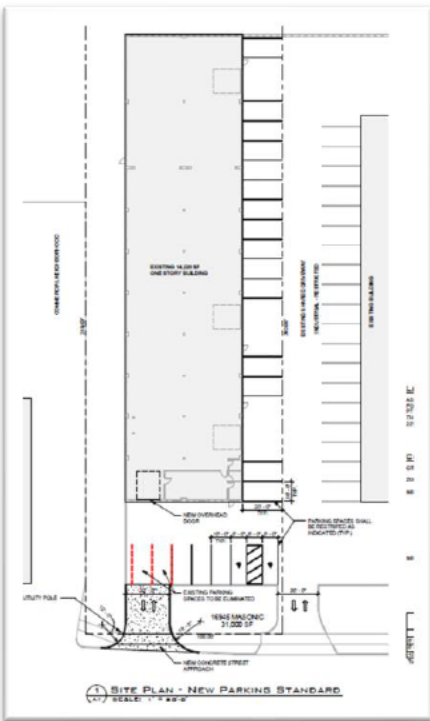
Below, please find a brief photo library of variances approved by the Fraser Zoning Board of Appeals in 2025:



Non-Use Variance: Lighting Intensity, Mister Car Wash (ZBA 24-07)



Non-Use Variance: Building Façade Materials, Power Solutions (ZBA 24-08)



Non-Use Variance: Parking Reduction, De-Cal Mechanical (ZBA 25-01)



Non-Use Variance: Residential Fence (ZBA 25-02)



Non-Use Variance: multiple variances, Hockeyland (ZBA 25-03)



ZONING ORDINANCE UPDATES

Ordinance Section	Overview	Status
Sec. 32-3 Sec. 32-92(10) Sec. 32-122(4)	To add a definition for driveways in Section 32-3, replace the residential parking provision in Section 32-92(10), and add impervious surface maximum limitations in RM and RL districts in Section 32-122(4).	Approved April 2, 2025, by PC. Passed May 8, 2025, by City Council.
Sec. 32-86(6) Sec. 32-3	Adding the definitions for gasoline self service station canopy and gasoline service station canopy. Establish Gas Station Canopy Lighting maximum illumination level of 20 footcandles.	Approved November 5, 2025, by PC.

ZONING ADMINISTRATION

The following section provides a high-level overview of the daily zoning administration activities. Below is a table of permits issued in 2025, which includes building, mechanical, plumbing, etc. as well as zoning related permits.

2025 Permits

Permit Type	Permits Issued
Fence	53
Patio / Concrete	66
Deck	9
Garage	6
Generator	25
Pool/Spa	14
Porch	3
Shed	7
Other	1,230
Total	1,413

In 2025, there were a total of 1,197 enforcements issued. Frequent enforcements were due to grass and weeds, work without permit, and property maintenance.



LOOKING AHEAD: 2026 WORK PLAN

By preserving what Fraser already has, and enhancing those elements that can be improved, the city can continue to afford residents and visitors with a high-quality place to live, work and play.

In the coming year, the following are additional projects the Planning Commission may undertake:

MASTER PLAN UPDATE

The current 2021 Master Plan reflects 5-year planning goals and priorities, through 2026. Therefore, the adoption of the 2025 Master Plan will be pertinent in 2026.

2021 MASTER PLAN IMPLEMENTATION

Some of the high priority implementation projects as outlined in the 2021 Master Plan include:

- **Establishment of a Downtown Development Authority (DDA) or Corridor Improvement Authority (CIA).**
- **Business attraction and retention efforts.** The Planning Commission will support business retention and attraction in whatever ways most feasible in 2026. This includes exploring enrollment in the Redevelopment Ready Communities program run by the Michigan Economic Development Corporation.

2025 SIDEWALK MASTER PLAN

The adoption of the City of Fraser's 2025 Sidewalk Master Plan should be used to continue to develop and maintain the City's sidewalk network.

FULL ZONING ORDINANCE UPDATE

In 2026, one of the Planning Commission's work program priorities will include the adoption of the Zoning Ordinance rewrite, which will include necessary Ordinance updates to address current issues and begin to modernize the Zoning Ordinance. Current issues that will be addressed include:

- **Maximum Illumination Standards.** Review maximum illumination standards against modern best practices and clarify vague language in existing ordinance.
- **Exterior Building Materials.** Review permitted exterior building materials for commercial and industrial districts and uses to modernize permitted building materials.
- **Parking Minimums.** Assess the proliferation of parking minimums throughout the Zoning Ordinance and identify opportunities to reduce or remove them.
- **Driveways and lot coverage.** Clarify driveway expansion regulations and exploring permeable material allowed for parking and driving areas.
- **Automatic Car Wash Standards.** On November 13, 2025, City Council approved the continuation of a moratorium on new car wash development so that Planning and Legal could review best practices and recommend ordinance amendments to address the modernization of these intensive uses.
- **Transparency Requirements.** Update building transparency requirements. The Planning Commission conducted research in 2022 regarding building transparency requirements in surrounding communities. These findings should be used to update the building transparency requirements in the Zoning Ordinance.





Monthly Planning & Zoning Report

For December 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.	Final Certificate of Occupancy for Big Boy issued.
RZ23-02 32981 & 32875 Utica Road Sheetz	Conditional rezoning from CBD to CG to operate a gas station and fast food restaurant.	Building permits have been issued.
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.
RZ 25-01, Hayes Road	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



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		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>SLU 25-02 33341 Kelly Road</i> <i>Complete Auto Care</i>	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)