



**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  
George Michael Higgens  
Crystal Fletcher

**AGENDA**  
**CITY OF FRASER ZONING BOARD OF APPEALS**  
**Thursday, January 15, 2026 @ 7:00 P.M.**  
**COUNCIL CHAMBERS, 33000 GARFIELD; FRASER, MI 48026**

- 1. Call Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda – January 15, 2026**
- 5. Approval of Minutes – November 6, 2025**
- 6. Formal Statement by Chair**
- 7. Old Business (Postponed Cases)- None**
- 8. New Business of the Board**
  - a. Interview of Candidates
    - i. Frank Farina
    - ii. Mark Burley
    - iii. Scott Wahl
  - b. 2026 Meeting Calendar
  - c. 2026 Election of Officers
  - d. 2025 Annual Planning/Zoning Report
- 9. Unfinished Business of the Board - None**
- 10. Monthly Report**
  - a. December Monthly Report
  - b. Action items Update – none
- 11. Planning Commission Liaison**
- 12. Public to be Heard**
- 13. Adjournment.**

Posted: January 8, 2026



# City of Fraser

CENTENNIAL COMMUNITY

**CITY MANAGER**  
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**MAYOR**  
Michael Lesich  
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Patrick O'Dell  
**COUNCIL**  
Amy Baranski  
Kenny Perry Jr.  
Patrice M. Schornak  
Sherry Stein

**DRAFT MINUTES**  
**CITY OF FRASER ZONING BOARD OF APPEALS**  
**Thursday, November 6, 2025 @ 7:00 P.M.**  
**COUNCIL CHAMBERS, 33000 GARFIELD; FRASER, MI 48026**

**1. Call Meeting to Order**

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

**2. Pledge of Allegiance**

**3. Roll Call**

Present: Burley, Chimenti, Farina, Green, Menendez, Stasek, Wahl  
Absent: None

**4. Approval of Agenda – November 6, 2025**

**Motion by Farina, supported by Burley to approve the November 6, 2025 ZBA agenda moving item 10a Monthly Report to item 8**

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek, Wahl  
Nays: None  
Absent: None

**Motion Passes**

**5. Approval of Minutes – October 2, 2025**

**Motion by Farina, supported by Burley to approve the November 6, 2025 ZBA agenda**

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek, Wahl  
Nays: None

Absent: None

**Motion Passes**

**6. Formal Statement by Chair**

Chair Farina read the statement

**7. Old Business (Postponed Cases)- None**

**8. a. Monthly Report**

All agreements that Hockeyland was required to record have been recorded with the Register of Deeds. Planning Commission should see a plan for the Hayes Rd condo development that was conditionally rezoned, and a site plan for the auto shop on Kelly was approved. Mr. Car Wash is still finalizing some administrative details for their lot split.

**9. New Business of the Board**

**a. Public Hearing** - ZBA 25-03: Utica Road and Woodlane Road (34400 Utica), Fraser Hockeyland Properties, LLC

**Variances from:**

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

*Bud Kowalski, GM of Hockeyland presented*

Public Hearing opened by Chairman Farina at 7:46pm

Public Hearing closed at 7:47pm

**Motion by Farina, supported by Chimenti** to deny the requested variances

Ayes: Chimenti, Farina, Menendez,

Nays: Burley, Green, Stasek, Wahl

Absent: None

**Motion Fails**

**Motion by Burley, supported by Green** to approve the following variances:

•Section 32-94(2)e: to allow for striping only when the parking lot is in use, where striping of parking lots is required;

•Section 32-94(10) to allow for parking lot lighting in compliance with section 32-86 only when the parking lot is in use, where parking lot lighting is required;

- Section 32-94(15) to remove the requirement for a paved ingress and egress, where paving is required;
- Section 32-94(16) to remove the requirement for curbs to be installed, where the installation of curbs is required;
- Section 32-94(18) to allow a 4-foot, wood fence instead of the required protective wall or greenbelt.

With the following conditions:

1. The variances are to be recorded against the property
2. A hold harmless agreement is to be provided to the City, approved by the City Attorney’s office and thereafter recorded against the property
3. The variances remain valid and in force so long as the information presented are found to be correct and that the conditions upon which the motions are based, are forever maintained.

Ayes: Burley, Green, Stasek, Wahl  
 Nays: Chimenti, Farina, Menendez  
 Absent: None

**Motion Passes**

**10. Unfinished Business of the Board - None**

**11. Monthly Report**

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

**12. Planning Commission Liaison**

Frank Farina discussed the Planning Commission’s discussion of the new

**13. Public to be Heard**

None

**14. Adjournment.**

**Motion by Menendez, supported by Wahl to adjourn the meeting at 8:11pm**

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek, Wahl  
 Nays: None  
 Absent: None

**Motion Passes**

**Meeting Adjourned at 8:11pm**



**MCKENNA**

# Memorandum

**TO:** Fraser Zoning Board of Appeals  
**FROM:** Lauren Sayre, AICP  
**SUBJECT:** Interview of Candidates  
**DATE:** January 7, 2025

The City of Fraser Zoning Board of Appeals consists of seven (7) members who are registered electors of the City. Currently Commissioner Frank Farina, Mark Burley, and Scott Wahl have terms that are set to expire on December 31, 2025.

The City Clerk has reached out to all three Board Members, and they have very generously agreed to continue to serve the City of Fraser in the capacity of Zoning Board of Appeals Members. 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 Zoning Board of Appeals will interview Frank Farina, Mark Burley, and Scott Wahl, 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 Frank Farina, Mark Burley, and Scott Wahl to the City of Fraser Zoning Board of Appeals, noting that their term end date would be December 31, 2028.

PAID

DEC 15 2025

CITY OF FRASER

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

[cityclerk@micityoffraser.com](mailto:cityclerk@micityoffraser.com)



LAST NAME	FIRST NAME	M.I.
FARINA	FRANK	M.

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  
Zoning Board of Appeals

REASON FOR INTEREST IN THIS BOARD (Please list activities and special qualifications)  
TO HELP THE CITY MOVE INTO THE FUTURE IN A PLANNED MANNER

EDUCATION (Please list schools, diplomas, degrees, professional certificates, etc.)  
SEE ATTACHED RESUME

CURRENT EMPLOYMENT - COMPANY NAME AND YOUR TITLE  
RETIRED DIRECTOR OF BUSINESS PLANNING FOR GDLS ENGINEERING

COMPANY ADDRESS (number and street)  
38500 MOUND ROAD

CITY	STATE	ZIP CODE	OFFICE PHONE
STERLING HTS	MI	48310	NA

PLEASE LIST YOUR RESPONSIBILITIES  
SEE RESUME

PLEASE ATTACH YOUR RESUME OR OTHER INFORMATION AND RETURN TO CITY HALL OR EMAIL [CITYCLERK@MICITYOFFRASER.COM](mailto: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.

# FRANK M. FARINA

Fraser, Mi. 48026 Home: 586- Cell: 586-

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## EXPERIENCE

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June 1982 – June 2010                      General Dynamics Land Systems  
Sterling Heights, MI

*Division Director of Engineering- Business Planning and Resource Management.  
2004-2010*

- Direct, plan and coordinate the facilities and resources requirements for 2000 engineers over 7 locations in 4 states.
- Establish strategies, coordinate and lead the proposal preparation team activities totaling \$800 million to \$1 billion annually
- Coordinate the establishment, distribution, monitoring and the coordination of corrective actions on approximately \$1 Billion of labor and \$52 million of administrative labor costs annually.
- Responsible for the development and control of all Information Technologies for Engineering totaling \$60 million annually.
- Responsible for the Engineering Quality Control programs including all new products, and Documentation controls.

1990 – 2004

*Division Manager Industrial Engineering*

- Supervised a staff of Industrial Engineers supporting four manufacturing facilities
- Established strategies coordinated and led manufacturing proposal team.
- Responsible for the development and control of all manufacturing support manpower, overhead costs in excess of \$73 million annually.

1987 – 1990

*Plant Manager – Industrial Engineering Detroit Tank Plant*

- Managed the activities of 5 Supervisors and 35 IE's
- Plant activity included machining, welding, finishing and assembly of tanks and components.
- Implemented programs to streamline production and reduced overtime from 35% to 5%, which resulted in a savings of over \$2 million yearly.
- Responsible for the design and development of all Ind. Eng. Computer Systems on IBM Mainframe and personal computers

## OUTSIDE ACTIVITIES

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- Member/ Chairman St. Malachy Finance Commission Since 1990
- Member /
- Current Chairman Since 2023, Vice Chairman Fraser Zoning Board of Appeals Since Approx. 2000
- Member John F Kennedy Knights of Columbus 2010
- Member John F Kennedy K of C build Corp 2016 to Present
- Volunteer for Meals on Wheels Since 2011-2013

1982 – 1987 General Dynamics  
*Plant Industrial Engineer Detroit Tank Plant*

1979 – 1982 Williams International Corporation Walled Lake, MI  
*Supervisor of Operation Planning*

1970 – 1979 Vought Corporation– Michigan Division Sterling Heights, MI  
*Manager/ Superintendent of Production/ Fabrication/ Finishing*

## EDUCATION

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1995 – 1998 Baker College Flint, MI  
*Master of Business Administration*

1965 - 1969 Lawrence Technological University Southfield, MI  
*Bachelor of Science Degree in Management*

2000 Lead Institute Ann Arbor, MI  
*Advanced Leadership Training*

2005 University of Michigan / General Dynamics  
*Advanced Program Managers Training*

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## COMMUNITY INTERESTS

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- City of Fraser Zoning Board of Appeals 1999 - Present
- City of Fraser Zoning Board of Appeals Chairman 2023- Present
- City of Fraser V Chairman Zoning Board of Appeals 2002
- Secretary Zoning Board of Appeals 2005 – approx 2008
- St. Malachy Parish – Stewardship (Property Management) Commission Chairman 1991 – Present
- St. Malachy Parish C.S.A. Chairman 1983 - 1999
- St. Malachy Vegas Room Co-chairman 1990 - 2016
- Boy Scouts of America – District Representative 1980's
- Boy Scouts of America – Merit Badge Counselor 1980's - Present
- Boy Scouts of America – Committee Chairman 1980's
- Boy Scouts of America – Eagle Project Review Committee

APPLICATION MAY BE SUBJECT TO PUBLIC VIEW



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

[cityclerk@micityoffraser.com](mailto:cityclerk@micityoffraser.com)

LAST NAME	FIRST NAME	M.I.
Burley	Mark	A

**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**  
 Zoning Board of Appeals

**REASON FOR INTEREST IN THIS BOARD (Please list activities and special qualifications)**  
 To help shape the community development and to ensure fair and equal land use.

**EDUCATION (Please list schools, diplomas, degrees, professional certificates, etc.)**  
 Bachelor's in business administration

**CURRENT EMPLOYMENT – COMPANY NAME AND YOUR TITLE**  
 Self Employed- Checkmark Properties- Owner

**COMPANY ADDRESS (number and street)**  
 Po Box 66124

CITY	STATE	ZIP CODE	OFFICE PHONE
Roseville	MI	48066	cell 586-3227301

**PLEASE LIST YOUR RESPONSIBILITIES**

PLEASE ATTACH YOUR RESUME OR OTHER INFORMATION AND RETURN TO CITY HALL OR EMAIL [CITYCLERK@MICITYOFFRASER.COM](mailto: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.

## MARK BURLEY

Fraser, MI 48026

@me.com

(586)

### EXPERIENCE

2002 – Present

#### **Owner and Property Manager – Checkmark Properties**

- Started a management corporation- “Checkmark Properties”
- Responsible for the management of 7 apartment communities totaling 321 units.
- Hired and trained all resident managers for all properties.
- Responsible for the cost controls and income for all properties
- Successful operation and Financial Accountability of all properties.
- Currently evaluation potential properties to be acquired.

1997-2002

#### **Territory Manager – Alliant Foodservice. Wixom, Mi.**

- Assisted clients in improving cost structures and profitability.
- Increased average weekly sales from \$4,000 to \$38,000.
- Successfully increased profit margins from 13.5% to 16.8%.
- Evaluated customer needs and recommended solutions.
- Initiated, developed and maintained an average of 18 accounts.

1995-1997

#### **Manager – Rio Bravo Cantina. Dearborn, MI.**

- Developed and implemented action plans that increased “Shopper Scores” by 17%.
- Responsible for Management and cost controls for Liquor and staff.
- Developed each employee in specific areas of responsibility with constant direct and development feedback.
- Store was transformed into the training store for Michigan.

1993-1995

#### **Store Manager- Boston Market. Troy, MI.**

- Planned and implemented the rollout of the employee involvement program “Talk to Me”.
- Developed three assistant managers into store managers.
- Established time goals and flow charts for the employees to ensure productivity.
- Responsible for the cost control and compliance with budgeted allocation regarding all controllable expenditures.

### EDUCATION

Graduated 1992

#### **B.A., Business Administration, Minor: Hospitality Services Administration.**

Central Michigan University. Mount Pleasant, MI.

Member- Sigma Iota Epsilon, National Honor Society in Business Administration And Management.

APPLICATION MAY BE SUBJECT TO PUBLIC VIEW



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

[cityclerk@micityoffraser.com](mailto:cityclerk@micityoffraser.com)

LAST NAME	FIRST NAME	M.I.
Wahl	Scott	A

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
Zoning Board of Appeals

REASON FOR INTEREST IN THIS BOARD (Please list activities and special qualifications)
Desire to give back to my community. Work City of Fraser elections as a past precinct Chair. Currently, plan on continuing working elections.

EDUCATION (Please list schools, diplomas, degrees, professional certificates, etc.)
Michigan State, BA – Supply Chain Management Design for Six Sigma – Black Belt

CURRENT EMPLOYMENT – COMPANY NAME AND YOUR TITLE
Retired

COMPANY ADDRESS (number and street)
[REDACTED]

CITY	STATE	ZIP CODE	OFFICE PHONE
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

PLEASE LIST YOUR RESPONSIBILITIES
[REDACTED]

PLEASE ATTACH YOUR RESUME OR OTHER INFORMATION AND RETURN TO CITY HALL OR EMAIL [CITYCLERK@MICITYOFFRASER.COM](mailto: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.

## **ATTENTION CITY OF FRASER RESIDENTS**

Please be advised that the **City of Fraser Zoning Board of Appeals** (ZBA) has PROPOSED the following dates for their regularly scheduled meetings for calendar year 2026:

January 15, 2026 (first Thursday is Jan 1, Council is Jan 8)

February 5, 2026

March 5, 2026

April 2, 2026

May 7, 2026

June 4, 2026

July 2, 2026

August 6, 2026

September 3, 2026

October 1, 2026

November 5, 2026

December 3, 2026 (Dec 17 alternate)

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

**ZBA Meetings are held the 1<sup>st</sup> Thursday of the month, with the alternate dates being the 3<sup>rd</sup> Thursday.**

# 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.

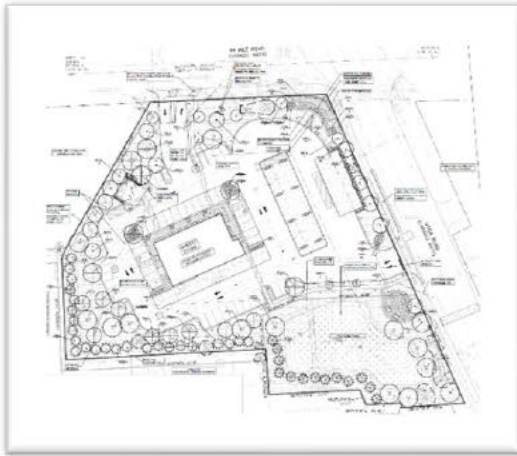
## DEVELOPMENT REVIEWS

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

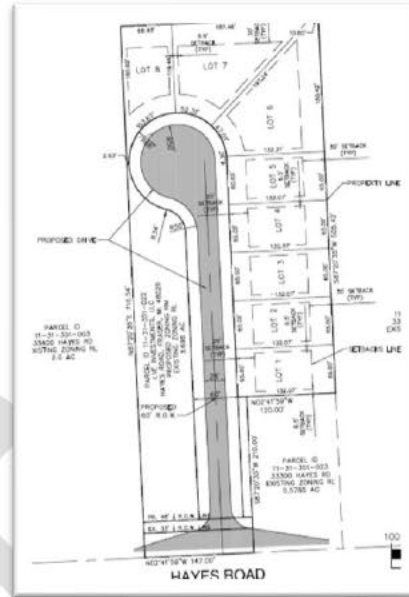


**APPROVED DEVELOPMENTS**

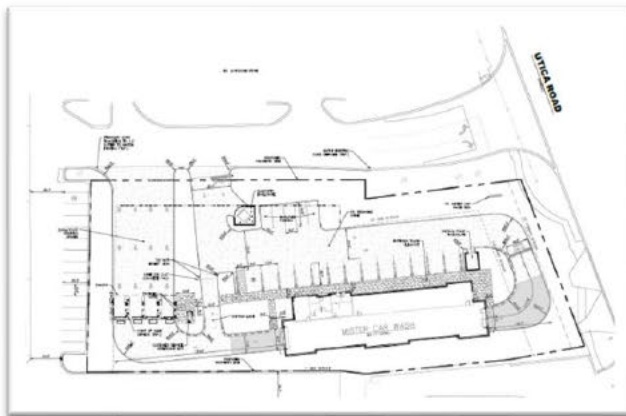
Below, please find a brief photo library of developments approved by the Fraser Planning Commission in 2025:



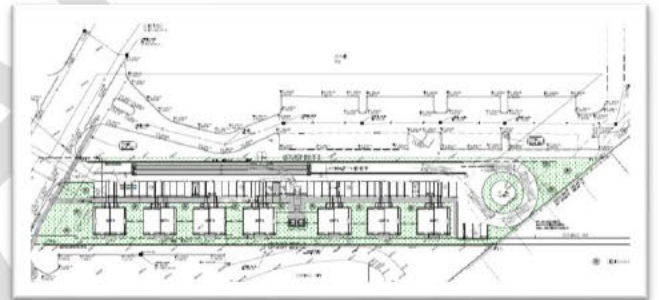
*Conditional Rezoning – Site Plan: Sheetz (RZ 23-03)*



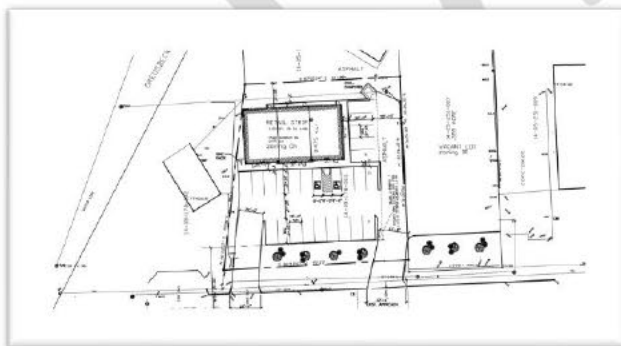
*Rezoning: Site Condominiums (RZ 25-01)*



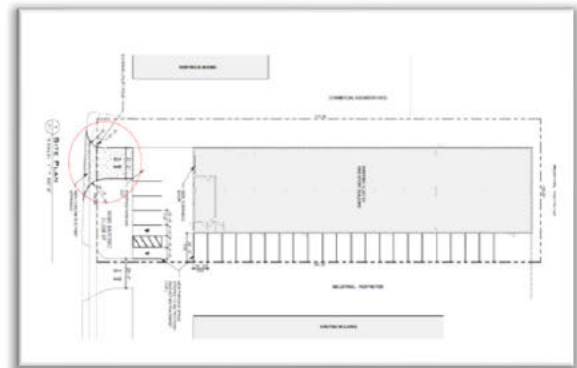
*Site Plan Review: Mr. Carwash (SP 24-04)*



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

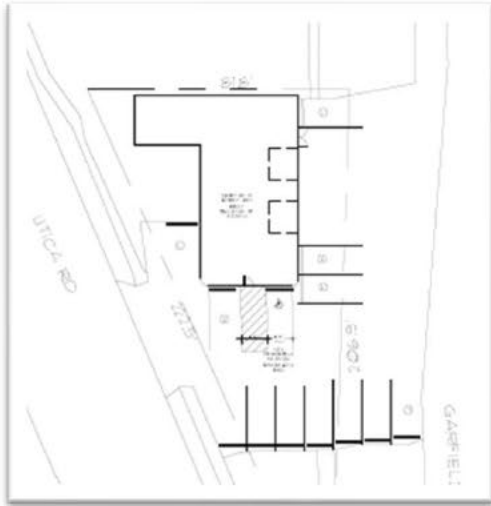


*Site Plan Review: Masonic Blvd Strip Mall (SP 24-08)*

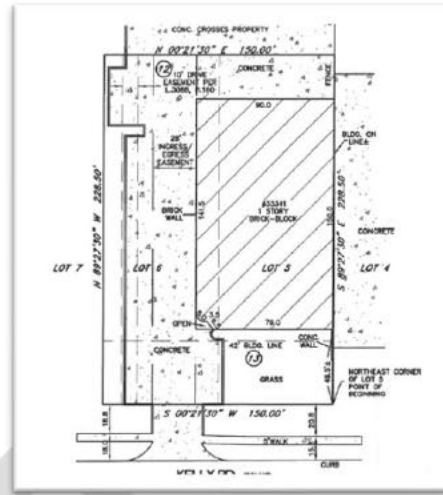


*Site Plan Review: De-Cal (SP 25-01)/  
Class-A Nonconforming Use (SP 25-02)*





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, omittance of curbs, wood fence.	Approved, with conditions	November 6, 2025



**APPROVED VARIANCES**

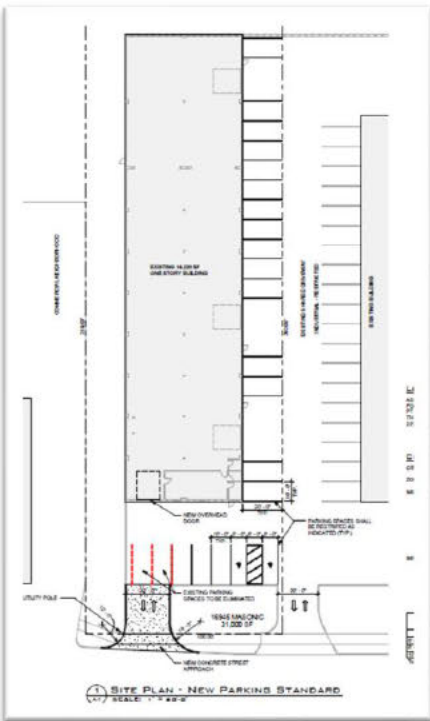
Below, please find a brief photo library of variances approved by the Fraser Zoning Board of Appeals in 2025:



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



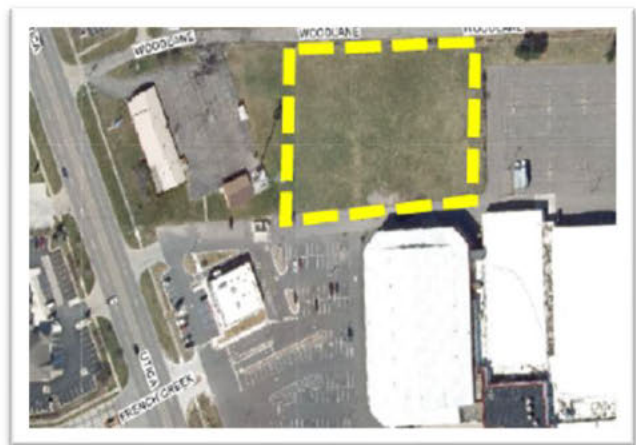
*Non-Use Variance: Building Façade Materials, Power Solutions (ZBA 24-08)*



*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
<b>Sec. 32-3</b> <b>Sec. 32-92(10)</b> <b>Sec. 32-122(4)</b>	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.
<b>Sec. 32-86(6)</b> <b>Sec. 32-3</b>	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
<b>Total</b>	<b>1,413</b>

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.	<b>Final Certificate of Occupancy for Big Boy issued.</b>
RZ23-02 32981 & 32875 Utica Road Sheetz	Conditional rezoning from CBD to CG to operate a gas station and fast food restaurant.	<b>Building permits have been issued.</b>
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:

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