



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

Crystal Fletcher

George-Michael Higgins

Kenny Perry Jr.

Patrice M. Schornak

**Fraser Planning Commission Agenda
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, March 4, 2026 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – March 4, 2026**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – February 4, 2026**
- 6. New Business – SP 26-02 34360 Utica Road - Celina's Bar – Façade Review**
- 7. Unfinished Business – Zoning Ordinance Discussion – Review Changes: Article 9: General Provisions / Next Steps**
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – February 2026**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment**

Posted: February 25, 2026



City Manager
Elaine Leven
City Clerk
August Gitschlag

City of Fraser Centennial Community

Fraser Planning Commission Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Wednesday, February 4, 2026 - 7:00 PM
Draft

Mayor
Michael Lesich
Mayor Pro-Tem
Patrick O'Dell
Council
Amy Baranski
Crystal Fletcher
George-Michael Higgins
Kenny Perry Jr.
Patrice Schornak

A regular meeting of the Fraser Planning Commission was held on Wednesday, February 4, 2026 at 7:00 PM in City Council Chambers, 33000 Garfield, Graser, MI 48026.

1. Call to Order/Pledge of Allegiance

Chairman Warunek called the meeting to order at 7:01

2. Roll Call

The following members were present:

Present: Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek, Renee Meyer

Absent: Joanne Barr

3. Approval of Agenda

Motion by Trevor Tuller, supported by Frank Farnia to Approve the agenda as presented

Ayes: Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek, Renee Meyer

Nays: None

Absent: Joanne Barr

Motion Passed

4. Approval of Minutes

Commissioner Joanne Barr entered the meeting at 7:04pm

- a. January 7, 2026 Planning Commission Meeting

Motion by Kathy Czarnecki, supported by Frank Farnia to Approve the minutes as amended.

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek, Renee Meyer
Nays: None
Absent:

Motion Passes

5. Chairperson's Opening Remarks

Chairman Warunek read the Chairman's Opening Remarks to those present

6. New Business

- a. Public Hearing – SLU 26-01: 31331 Groesbeck Hwy, Midway Eats – 24-hour operation

Chairman Warunek opened the public hearing at 7:07pm
Chairman Warunek closed the public hearing at 7:13pm

Motion by Frank Farnia, supported by John Keil to Approve the special land use request for to operate a 24-hour operation at 31331 Groesbeck Hwy..

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek, Renee Meyer
Nays: None
Absent:

Motion Passes

- b. SP 24-07: Site Plan Extension Request - 33420 Utica Road – duplex condominiums

Property owner and developer Osama Razooq presented to the Commission

Motion by Frank Farnia, supported by John Keil to Approve the site plan extension for 1 year.

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farnia, John Keil, Randy Warunek, Renee Meyer
Nays: Trevor Tuller
Absent:

Motion Passes

- c. SP 26-01: 34960 Utica Road, Birdies and Brew – façade review

Jonathan Juliano, owner of Birdies and Brews presented to the Commission

Motion by Trevor Tuller, supported by Randy Warunek to Approve the exterior façade modifications, subject to the conditions that the HVAC screening and proper paint requirements are met.

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek, Renee Meyer

Nays: None

Absent:

Motion Passes

7. Unfinished Business

a. Zoning Ordinance Discussion – Article 9: General Provisions

City Planner Sayre went through Article 8: Use Standards with Commissioners and discussed how specific parts can be worded and cleaned up typos.

8. Public Communication on Non-Agenda Items

None

9. Monthly Report

City Planner Lauren Sayre didn't have anything new, but offered to answer any questions the Commission may have.

10. Zoning Board of Appeals Member Liaison Report

Frank Farina reported that the ZBA is not meeting in February

11. Commissioners' Comments and Items of Interest/Concern

None

12. Adjournment

Posted: February 25, 2026

Motion by Frank Farnia, supported by John Keil to Adjourn the meeting at 9:25pm

Ayes: Joanne Barr, Kathy Czarnecki, Frank Farnia, John Keil, Trevor Tuller, Randy Warunek,

Renee Meyer
Nays: None
Absent:

Motion

Respectfully Submitted:

Michael T. Lesich, Mayor
City of Fraser

August R. Gitschlag, City Clerk
City of Fraser



MCKENNA

Memorandum

TO: Fraser Planning Commission

FROM: Lauren Sayre, AICP, Senior Planner
Alicia Warren, Associate Planner

SUBJECT: 34360 Utica Road – Exterior Façade Review

DATE: February 12, 2026

The applicant, Anthony Mancini on behalf of Owner Donna Holdings, is proposing exterior façade changes to a restaurant located at 34360 Utica Road (on the east side of Utica north of Mulvey Road). This site is located in the CG, Commercial General district. The proposed modifications include filling existing openings, installation of new metal panels, new overhead doors, and new under-roof lighting. The applicant is also proposing a new parapet height from 14.5 feet to 17 feet. No other structural or property changes are proposed.

Existing:



Proposed:



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Suite 105
Northville, Michigan 48167

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ZONING ORDINANCE REVIEW

Section 32-131(a): *Exterior facing materials. The exterior of all buildings hereafter erected shall be constructed of aesthetically pleasing brick and/or stone building materials. Other durable, decorative building materials may be approved by the planning commission in instances where the character and style of the proposed structure warrants special consideration. The architecture and approved exterior finish of any building shall be complementary and compatible in style and be of uniform finish on all sides of its exterior when the site is adjacent to any noncommercial or non-industrial district. Within the office and commercial districts, the architecture and approved exterior finish shall be returned on the building side(s) a sufficient distance, as determined by the planning commission, to provide a continuous appearance from the street.*

For commercial districts, such as the CG District, any exterior building material that is not aesthetically pleasing brick and or stone must be approved by the Planning Commission. The standard states that it must be:

- Complementary and compatible in style
- Be of uniform finish on all sides of its exterior
- The architecture and approved exterior finish shall be returned on the building side(s) a sufficient distance.

Section 32-131(d) requires roof-mounted mechanical equipment to be screened.

Roof-mounted fixture screening. Roof-mounted appliances, including, but not limited to, air conditioners, heating apparatus, dust collectors, filters, transformers, and any other such appliance or apparatus, shall be enclosed on all sides by view-obscuring screening so as not to be visible from off the site. The design of the screening shall be approved by the planning commission as compatible with the architectural design of the building upon which it is located.

MASTER PLAN ALIGNMENT

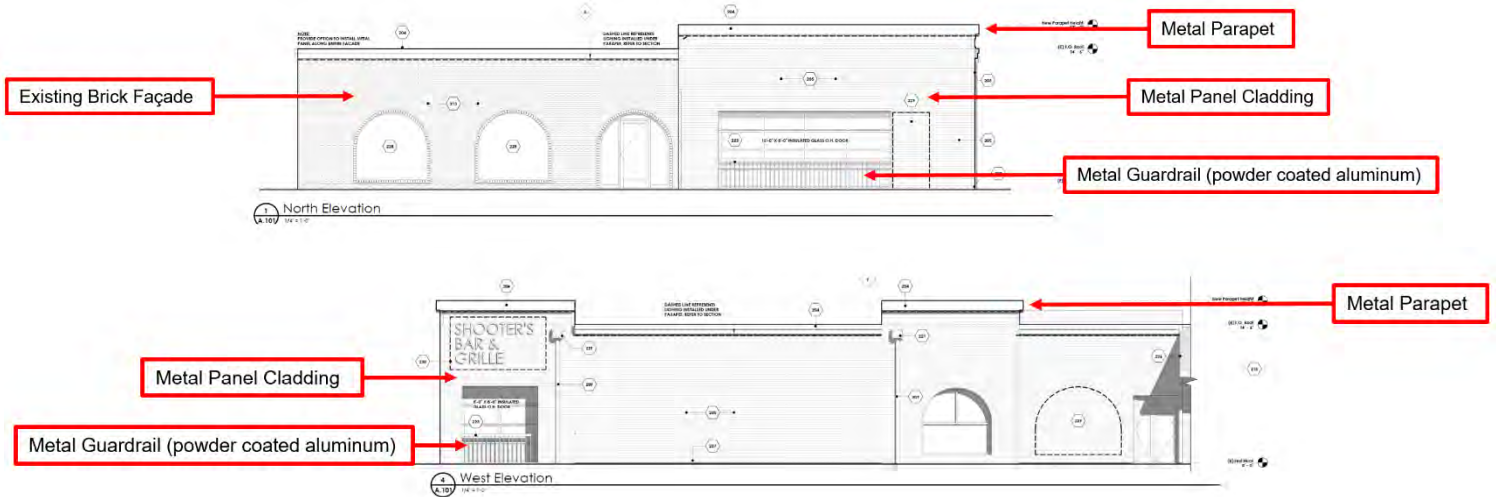
The Future Land Use Map designates this parcel as General Commercial. Building and site design standards for this category indicate that buildings should be constructed of high-quality materials which wrap around the entire building and feature attractive signage.

The proposed façade is composed of high-quality materials and meets the intent of the Master Plan.

BUILDING DESIGN AND COMPATIBILITY WITH SURROUNDINGS

Materials

The proposed exterior changes will continue with brick to match the existing material. Metal panel cladding is the primary new façade material. Additionally, a metal parapet, aluminum guardrail are also being proposed. The façade will be raised, only on the portion that Celina's operates. A new overhead door proposed to be installed on the north façade. Brick is proposed to be painted; however, a color is not listed. It appears to be a dark color on the rendering. However, any building with a brick facade shall not be painted or covered with another material that has not been approved collectively by the city planner and building official.



Signage

All new signs are subject to additional review and permitting for compliance with Zoning Ordinance requirements (Sec. 32-85).

Lighting

All lighting must comply with Section 32-86, particularly the following:

32-86(3) All lighting in nonresidential districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.

32-86(4) Artificial light shall be maintained stationary and constant in intensity and color at all times when in use. There shall be no flashing, oscillating, moving or intermittent type of lighting or illumination. In addition, there shall be no bare bulb illumination of any kind exposed to public view.

RECOMMENDATION

The proposed renovation represents a positive investment in Fraser’s retail stock, and we believe it will contribute to the viability of the existing retail center. We recommend the Planning Commission consider approving the exterior façade modifications, subject to resolution of the following:

1. *The applicant should provide color of proposed paint prior to application.*

Please feel free to contact us with any questions. We look forward to discussing this matter at your upcoming meeting.

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: Celina's Bar and Grill
Address of Project: 34360 Ullica Rd.
Proposed Use: Restaurant

Applicant's Name: Anthony Mancini
Address: 28225 Mound Rd.
City: Warren Zip: 48092 Phone: 586.709.2126
Email: amancini1979@me.com

Parcel Identification: 11-31-253-001
Complete Legal Description: (use opposite side or attach separately)
Zoning: CG Size in acres: 1.152 Parcel Width: 256.16' Parcel Length: 207.0'

Legal Owner:
Name: Donna Marie Holdings Phone #: 586.709.2126
Address: 28225 Mound Rd.

Site Plan Preparer's Name: Ryan Kowalski
Phone: 248.414.9270 Fax: _____

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

Anthony Mancini
Please print/type name below signature

Anthony Mancini
Please print/type name below signature



MCKENNA

Memorandum

TO: Planning Commission
FROM: Lauren Sayre, AICP
SUBJECT: **Zoning Ordinance – Next Steps**
DATE: February 23, 2026

Enclosed are the edits from the February Planning Commission Meeting. I tried to include them in **red**, although the ADU edits were mostly deletions, so there is no red text. Additionally, the numbers referencing other sections have been updated, please disregard as these will be updated a final time once the draft is ready to return before Planning Commission.

On March 2, the steering committee (which includes representatives from PC, ZBA, and City Council) will meet to discuss the Planning Commission changes and staff edits (Attorney, Building, Engineering). We will be working on incorporating final steering committee comments and anticipate a complete draft can be transmitted to Planning Commission by mid-March.

NEXT STEPS

We believe that with the Steering Committee and Planning Commission's approval on the draft, we are ready to schedule the public hearing for the ordinance for the April PC meeting. This would be the meeting where PC recommends the adoption of the Zoning Ordinance to Council. This recommendation could also be accompanied and conditioned upon any final edits.

Thank you for your due diligence and attention to the Ordinance. It is better because of your insight and feedback! I look forward to discussing further at the meeting, and please let me know if you have any questions.

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Suite 105
Northville, Michigan 48167

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Article 8

Use Standards



Section 32-54 Accessory Dwelling Units (ADUs)

a. ADUs Permitted:

- (1) When permitted as an accessory use in a zoning district, the ADU is only permitted as accessory to a single unit detached dwelling.
- (2) One (1) ADU is permitted per parcel, and only on parcels that are improved with a single unit detached dwelling. ADUs shall not be permitted on parcels improved with a duplex, townhouse, multiplex, or multifamily structure.
- (3) An ADU may be integrated into the principal dwelling structure or attached to the principal dwelling structure.
- (4) Mobile homes, recreational vehicles, and travel trailers shall not be used as ADUs.

b. Ownership and Occupancy:

- (1) Ownership of the ADU shall remain with the owner of the property. In no case may the owner of the property divide ownership rights between the principal and accessory dwelling units through a land division, condominium, or other means.
- (2) Prior to leasing either the principal dwelling unit or ADU, the property owner shall obtain a Certificate of Compliance for Non-Owner-Occupied Housing as described in [Section 6-301](#) through [6-310](#) of the Code of Ordinances.

- c. **Dimensional Requirements.** ADUs shall comply with the following dimensional requirements:

Requirement		
Minimum Lot Size		7,500 square feet
Minimum Unit Size		250 square feet
Maximum Unit Size		750 square feet
Setbacks	<i>Front Yard</i>	ADUs are not permitted in the front yard
	<i>Side Yard</i>	Same as principal structure setbacks
	<i>Rear Yard</i>	Same as principal structure setbacks
Maximum Height		Same as principal structure maximum height

- d. **Entry and Design:**

- (1) The primary entry, and any associated external staircases, for an attached unit shall be placed at the side or rear of the principal structure. An attached ADU shall be designed to maintain the appearance of the detached single-family home.
- (2) ADUs shall be designed to match the appearance of the principal structure with regard to exterior building materials and color.

- e. **Utilities.** An ADU shall be connected to an approved water and sewer system and comply with **Chapter 31** of the Code of Ordinances.

- f. **Parking.** One (1) additional off-street parking space is required for an ADU.

- g. **Requirements for Occupancy.** The following shall be required prior to occupancy of an ADU:

- (1) A Zoning Permit and Building Permit.
- (2) A deed restriction that runs with the land to be filed with the County Register of Deeds which incorporates the following restrictions:
 - (a) The ADU may not be sold separately from the single-family dwelling.
 - (b) The owner occupancy requirement.
 - (c) The deed restriction shall be in effect until the ADU is removed.
- (3) A Certificate of Occupancy issued in accordance with **Section 32-124**.

Section 32-55 Adult Businesses

- a. **Buffering:**

- (1) No portion of the property upon which such business is situated is permitted within one thousand two hundred and fifty (1,250) feet of any of the following uses. The method of measurement shall utilize the two (2) property edges closest to each other, measured with a direct line.
 - (a) A residentially-zoned district;
 - (b) Property upon which a residential use exists;
 - (c) A religious institution;
 - (d) A K-12 school;
 - (e) A child care center;

Article 9

General Provisions



Section 32-80 Accessory Buildings, Structures, and Uses

- a. **Permit.** A zoning permit is required for any accessory buildings or structures included in this Section.
- b. **Accessory Buildings:**
 - (1) **Accessory Buildings for Single Detached Dwelling Units, Duplexes, and Triplexes:**
 - (a) No accessory building shall be constructed prior to the enclosure of the main building.
 - (b) An accessory building, irrespective of location, shall be incidental to the principal permitted use and shall not involve any business, profession, trade or occupation.
 - (2) **Accessory Buildings for Uses Other Than Single Detached Dwelling Units, Duplexes, and Triplexes:**
 - (a) When an accessory building is intended for other than the storage of accessory motor vehicles, the proposed accessory use shall be verified by the City Planner as truly accessory to the principal permitted use.
 - (3) **Schedule of Regulations for Accessory Buildings.** The following standards are applicable to accessory buildings.

Accessory Building Type	Minimum Setback			Maximum Height	Misc. Standards
	Front Yard	Side Yards (each side)	Rear Yard		
Attached Accessory Building	Where an accessory building is structurally attached to a main building, it shall conform to all regulations of this chapter applicable to the main building.				
Detached Accessory Building (Single Detached Dwelling Units, Duplexes, and Triplexes)	Not Permitted in the Front Yard	3 feet	6 feet	15 feet ^A	An accessory building shall not exceed 2/3 of the main building. An accessory building shall be a minimum of 10 feet from main building.
Detached Accessory Building (uses other than Single Detached Dwelling Units, Duplexes, and Triplexes)		Same as district standard	10 feet	20 feet ^A	An accessory building shall be a minimum of 10 feet from main building.
Accessory Dwelling Units	See Section 32-59				

A. *The maximum building height for structures with pitched roofs shall be measured to the midpoint of the roof. The midpoint is defined as the average height between the eave and the highest point of the roof (ridge).*

c. **Carports, Pergolas, and Gazebos.** All carports, pergolas, gazebos, and similar structures shall be subject to the following regulations:

(1) **Setbacks.** The following setbacks shall be observed for decks, porches, and patios.

Structure	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Carports (residential)	Not Permitted in Front Yard	Same as District Standard	6 feet
Carports (non-residential)	Not Permitted in Front Yard	Same as District Standard	10 feet
Pergolas and Gazebos	Not Permitted in Front Yard	Not Permitted in Side Yard	6 feet

(2) **Impervious Surface.** Carports, pergolas, and gazebos shall not be counted towards impervious surface maximum calculations provided they are constructed so that there is permeable surface under the entire structure.

(3) **Stormwater.** Carports, pergolas, and gazebos shall be designed and constructed to prevent stormwater runoff from flowing onto adjacent properties.

d. **Decks, Porches, and Patios.** All decks, porches, patios, and similar structures shall be subject to the following regulations:

(1) **Setbacks:**

(a) The following setbacks shall be observed for decks, porches, and patios.

Structure	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Above-Grade Decks	Not Permitted in Front Yard	Same as District Standard	15 feet
Above-Grade Uncovered or Covered Porch and Covered Decks	50% of the minimum setback for the zoning district.	Same as District Standard	15 feet
At-Grade Patio	Not Permitted in Front Yard	1 foot	1 foot

(b) No portion of the deck or porch located in the required rear yard shall contain covered structures such as gazebos, screened or covered porches. Decks or porches sheltered partially or wholly by a

permanent or temporary canopy, awning, metal, lattice, pergola, or any other material shall be considered covered.

- (c) If covered structures are installed on a deck or porch, they shall be subject to the standards applicable to the main structure and in the applicable zoning district.

(2) **Second-Story Decks:**

- (a) Second-story decks, including any walkway connecting the second-story deck to a first-story deck, a ground-level deck, or a deck located above a walk-out basement, may extend into the rear yard setback, provided it does not extend more than fourteen (14) feet from the rear of the dwelling.
- (b) If covered or enclosed, a second-story deck is subject to the minimum setbacks that apply to the main structure on the property, as set out the applicable zoning district.

(3) **Impervious Surface.** Porches and patios shall be included in the computing of maximum impervious surface for a lot. **Decks shall not be counted towards impervious surface maximum calculations provided they are constructed so that there is permeable surface under the entire structure.**

- e. **Swimming Pools.** Swimming pools, spas, hot tubs, and similar devices shall be permitted in all zoning districts, subject to the regulations below:

(1) **Setbacks.** The following setbacks shall be observed for Swimming pools, spas, hot tubs, and similar devices.

Structure	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Residential Use	Not Permitted in Front Yard	Not Permitted in Side Yard	6 feet
Non-Residential Use	Same as District	10 feet	10 feet

(2) **Barriers.** Swimming pools, spas, hot tubs and similar devices that contain twenty-four (24) inches or more of water in depth at any point shall provide a barrier that meets the requirements of the City Building Code.

- f. **Flag Poles.** See **Section 32-120.b.** for additional standards regarding flagpoles and flags.

- g. **Utility Structures.** All ground-mounted transformers, generators, air conditioner units, mechanical equipment, and similar equipment shall be subject to the following regulations:

(1) **Setbacks.** The following setbacks shall be observed for utility structures.

Structure	Front Yard Setback	Side Yard Setback	Rear Yard Setback
Residential Use	Not Permitted in Front Yard	5 feet (a)	10 feet
Non-Residential Use	Not Permitted in Front Yard	Same as District	Same as District

- (a) Such structures may be permitted within an interior side yard, provided it is screened completely with an enclosure. Such enclosure shall be constructed of masonry materials similar/compatible to the building(s) to which they are accessory and shall obscure all utility structures within.

(2) **Screening.** Non-residential utility structures shall be screened in accordance with **Section 32-116.f.**

(3) **Impervious Surface.** **At-grade** utility structures shall be including in the computing of maximum impervious surface for a lot.

h. **Portable Storage Units.**

- (1) Portable storage units, including shipping containers or cargo containers, are not permitted as permanent structures in any zoning district.
- (2) On residentially zoned or residentially used properties, portable storage units are permitted only for temporary use, subject to the following:
 - (a) The container may be placed for a maximum of fourteen (14) consecutive days within a calendar year.
 - (b) Additional time or placement may be granted by the Building Manager upon demonstration of need and provided that visibility, access, and neighborhood character are not adversely impacted.
 - (c) The container must be placed in the driveway or rear yard, comply with setbacks for accessory structures, and shall not be used for commercial purposes.
- (3) On non-residentially zoned properties, portable storage units are permitted in any zoning district, subject to the following:
 - (a) The container is limited to sixty (60) consecutive days within a calendar year.
 - (b) The container shall not exceed eight point five (8.5) feet wide, twenty (20) feet long, and eight (8) feet high.
 - (c) The container must be located in the rear yard and comply with setback requirements for accessory buildings.
 - (d) Additional time or placement may be granted by the Building Manager upon demonstration of need and provided that visibility, access, and neighborhood character are not adversely impacted.

i. **Above Ground Storage Tanks.** In LI and GI districts, outdoor placement of above-ground storage tanks shall satisfy the following standards:

- (1) Above-ground storage tanks shall be accessory to an otherwise permitted use.
- (2) Above-ground storage tanks shall be located in a non-required rear or interior side yard.
- (3) Above-ground storage tanks shall be in compliance with the City's adopted Fire Code and any applicable State of Michigan and federal regulations related to such use.

j. **Antennas:**

- (1) Television and radio antennas, including satellite dish antennas and transmission or reception antennas, may be permitted as an accessory structure in any district subject to the following conditions of this Section.
- (2) Wireless communication facilities, such as cellular phone towers, wireless internet antenna, and commercial broadcasting antenna, shall be subject to the requirements of **Section 32-84.**
- (3) Satellite dishes shall be located on the building roof or ground.
 - (a) **Building-Mounted:**
 1. The receiving portion of a building-mounted reception antenna shall not exceed a dimension of seven (7) square feet of wind resistance surface in any residential district.
 2. The receiving portion of a building-mounted reception antenna shall not exceed a dimension of fifty (50) square feet of wind resistance surface in any nonresidential district.
 3. Reception antenna shall not exceed a height of more than three (3) feet above the highest point of the roof on which it is mounted in any residential district.
 4. In any nonresidential zoning district, the total height of the reception antenna and the building that it is mounted on shall not exceed the maximum height requirements for the district in which it is located.

5. Roof-mounted reception antenna shall be placed on a Section of the roof in the rear yard.
6. Reception antenna shall be designed to withstand a wind force of eighty-five (85) miles per hour without the use of supporting guy wires.
7. Reception antenna shall not be linked, physically or electronically, to a receiver which is not located on the same zoning lot as is the television reception antenna.

(b) **Ground-Mounted:**

1. The receiving portion of a ground-mounted antenna shall not exceed a dimension of fifty (50) square feet of wind resistance surface.
2. The reception antenna shall be constructed to the rear of the principal building and is not permitted in any front or side yard.
3. The reception antenna, including its concrete base slab or other substructure, shall be set back a minimum of ten (10) feet from any property line or easement in any residential district and a minimum of five (5) feet from any property line or easement in any nonresidential district.
4. Reception antenna shall be constructed with appropriate landscaping to reasonably conceal the antenna from view.
5. Reception antenna shall be located on the same lot as the receiver or an adjacent contiguous lot that is owned or managed by the same person and/or company.
6. A reception antenna shall not exceed a height of fourteen (14) feet.
7. Wiring between a reception antenna and receiver shall be placed at least four (4) inches beneath the surface of the ground within rigid conduit.
8. Reception antenna shall be designed to withstand a wind force of seventy-five (75) miles per hour without the use of supporting guy wires.

(c) **General:**

1. No advertising or identification display shall be placed on any portion of an antenna or tower, including a satellite dish antenna, except for the name of the manufacturer and serial number.
2. No more than three (3) antennas shall be located on the same lot as a principal building. Antennae are permitted only in connection with, incidental to, and on the same lot as a principal building, structure, or use.
3. The color of the antennae shall be of tones similar to the surroundings.

(d) **Temporary Permits for Mobile Units.** Mobile reception antenna units may be granted temporary permits for periods not to exceed seventy-two (72) hours by the building official. The unit shall be located in accordance with location requirements for a permanent installation or as nearly thereto as possible. In those instances where a front yard installation may be required, the temporary installation shall not be permitted to exceed a twenty-four (24) hour period. Locations for temporary installation shall be established prior to issuance of a permit for such installation.

(4) **Exemptions.** Conventional television antennae and satellite dishes less than three point three (3.3) feet (one (1) meter) in diameter for a residential use and six point six (6.6) feet (two (2) meters) in diameter for a nonresidential use shall be exempt from the regulations of this Section, provided the equipment is not located in the front yard or on the portion of the building facing the front lot line.

k. **Use-Specific Standards for Accessory Uses.** Certain accessory uses are explicitly permitted in the Permitted Use Table, [Section 32-30](#). Certain accessory uses may have use-specific standards; refer to [Article IV](#), Use Standards.

Section 32-81 Animals

- a. **Generally.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that **non-dangerous** dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes. All other provisions pertaining to animals, including wild animals, pets, and livestock, are pursuant to **Chapter 5** of the Code of Ordinances.

Section 32-82 Building Grades

When a new building is constructed on a vacant lot between two (2) existing buildings or adjacent to an existing building, the existing established grade shall be used in determining the grade around the new building, and the yard around the new building shall be graded in such a manner as to meet existing grades and not to permit run-off of surface water to flow onto the adjacent property. If necessary, drain systems will be installed to provide water run-off solutions from new buildings onto existing areas at the new building owner's expense. Final grades shall be approved by the building official. Where final grades are two (2) feet or more above the grade of the fronting road, or when the building official deems necessary, a "certificate of grading and location of building" shall be duly completed and certified by a registered engineer or land surveyor before final grades are approved.

Section 32-83 Building Materials Schedule of Regulations

- a. The following standards apply to all buildings (except for single detached dwelling units, duplexes, and triplexes):
- (1) Primary materials comprise a minimum of seventy-five (75) percent of the first-floor façade and fifty (50) percent of the façade for upper floors.
 - (2) Secondary materials comprise a maximum of twenty-five (25) percent of the first-floor façade and fifty (50) percent of the façade for upper floors.

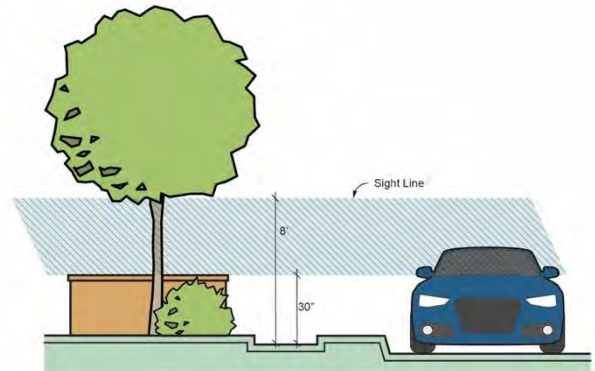
Material	Zoning District					
	Non-Residential Uses in RL, RM, RT, or RH	CN	CBD	CG	LI	GI
Masonry <ul style="list-style-type: none"> • Brick (Natural, Glazed, Painted) • Stone (Natural, Synthetic) • Terra Cotta 	Primary, Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary
Concrete <ul style="list-style-type: none"> • Cast in Place • Precast 	-	Primary, Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary
Concrete Masonry Units (CMU) <ul style="list-style-type: none"> • Burnished and Split Face 	-	Secondary	Secondary	Primary, Secondary	Primary, Secondary	Primary, Secondary
Siding <ul style="list-style-type: none"> • Wood (Natural, Composite) • Fiber Cement Board (e.g. Hardi Panel) 	Secondary	Secondary	-	-	-	-
Stucco <ul style="list-style-type: none"> • Traditional cementitious • Synthetic EIF 	Secondary	Secondary	Secondary	Primary, Secondary	-	-

Material	Zoning District					
	Non-Residential Uses in RL, RM, RT, or RH	CN	CBD	CG	LI	GI
Architectural Metal Panel <ul style="list-style-type: none"> Insulated Composite 	-	-	-	Secondary	Primary, Secondary	Primary, Secondary

- In addition to permitted primary and secondary materials, materials that may be used for architectural details, accent, or trim (not to exceed ten (10) percent of the façade) include: glass reinforced fiber cement; molded polyurethane; glass block; metal; and wood.
- The following exterior finish materials are prohibited for all buildings, due to their environmental impact or lack of durability: plywood siding materials, sheet/corrugated metal.
- The color of each façade material must be harmonious with the color of all other façade materials used on the same building and on adjacent buildings and must be in character with or improve the character of the vicinity. Colors are harmonious if they are complementary in hue, tone, and intensity.
- Balconies, railings, and porch structures must be metal, wood, glass, cast concrete, or stone.

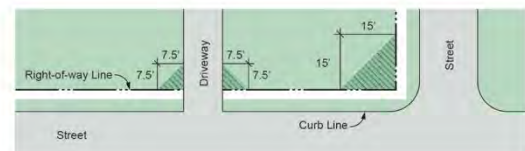
Section 32-84 Clear Vision Area

- Within a clear vision area, there can be no fence, structure, or planting between thirty (30) inches to eight (8) feet in height to enable an unobstructed view of approaching traffic. This standard does not apply to buildings.
- The clear vision area is defined as the following:
 - Two Streets.** The area at the intersection of two streets within a required setback, measured fifteen (15) feet on each street along the lot line.
 - Driveway and a Street.** The area at the intersection of a driveway and the right-of-way, measured seven point five (7.5) feet on both the driveway and street along the lot line.



Clear Vision Area

Maximum Height 30" for Shrubs and Other Landscape Features



Section 32-85 Engineering Code

All improvements required in this chapter shall comply with the design and construction standards of the City Engineering Code.

Section 32-86 Fences

a. Generally:

- (1) **Permit.** Installation of a fence or gate on any lot requires a permit.
- (2) **Residential Fences.** All fences in residential areas shall be of an ornamental type and shall not be more than six (6) feet, nor less than three (3) feet in height above the established grade level of the land where the fence is erected.
- (3) **Industrial or Commercial Fences.** All fences in areas zoned or used for nonresidential purposes shall not be less than six (6) feet, nor more than eight (8) feet in height above the established grade level of the land where the fence is erected.

b. Location:

- (1) All fences shall be constructed within the property lines of a lot unless there is a written consent from the adjoining property owners.
- (2) The City shall not be responsible for determination of the location of any fence to be erected on lot lines.
- (3) No fence or wall shall be erected, established, or maintained within the clear vision area of any lot except in compliance with **Section 32-89**.
- (4) Fences shall be set back a minimum of one (1) foot from public rights-of-way.
- (5) No residential fence shall be constructed in the front yard setback.
- (6) On corner lots, fences located may be permitted in the side street setback provided they are in compliance with the clear vision requirements of **Section 32-89**.
- (7) Only one (1) fence may be installed along a shared property line. Where a new fence is proposed adjacent to an existing fence, a minimum separation distance of **three (3)** feet shall be provided between such fences. Sufficient access shall be provided to the area between the fences to facilitate maintenance.

c. Construction:

- (1) **Material Specifications:**
 - (a) Fences must be constructed of materials designed for a decorative effect such as vinyl, split-rail, wood, wrought iron, aluminum metal, and extruded plastic. Powder-coated chain link is encouraged if chain link fencing is proposed.
 - (b) Wood fences must be constructed of cedar, redwood, or other decay-resistant and treated wood.
 - (c) Razor edge or barbed wire fences, spikes, nails, or any other sharp point or instrument of any kind on top or on the sides of any fence, or electrical current or charge of any fence, is prohibited.
 - (d) No fabric, plastic slats, tarps, or other similar items shall be hung from a fence.
- (2) **Finished Fence Side.** The finished side of any fence must face the exterior of the lot on which it is built.
- (3) **Gates.** Any gates must be constructed so that the gate opens inward toward the interior of the lot on which it is built.

- d. **Walls:** When desired, a screen wall constructed of brick or other suitable quality masonry material approved by the Building Official may be substituted for a fence, subject to the same height and location requirements.

Section 32-87 Frontage

Every dwelling or principal building shall be located on a lot which fronts upon an improved public or an existing private street, road, or highway. Modification of this requirement may be permitted by the zoning board of appeals in cases where unusual land or geographic conditions exist.

Section 32-88 General Exceptions

- a. **Access Through Yards.** For the purpose of this chapter, access drives may cross a required front yard or be placed in the side yards so as to provide access to rear yards and/or accessory or attached structures. These drives shall not be considered as structural violations in front and side yards. Further, any walk, driveway, or other pavement servicing a like function shall, for the purpose of this chapter, not be considered to be a structure and shall be permitted as necessary in any required yard.
- b. **Essential Service.** Essential services shall be permitted as authorized and regulated by law and other Ordinances of the City, it being the intention hereof to exempt such essential services which primarily serve the City from the application of this chapter.
 - (1) **Voting Place.** The provisions of this chapter shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.
- c. **Height Limitations and Exceptions.** The height limitations of this chapter may be modified by the Planning Commission in their application to all structures that are customary and incidental to principal and accessory structures, including church spires, belfries, cupolas, domes, water towers, power transmission lines, and towers, radio and television towers, masts and aerials, smokestacks, ventilators, satellite dishes, derricks, cooling towers, and other similar and necessary mechanical appurtenances pertaining to and accessory to the permitted uses of the zoning districts in which they are located.
- d. **Projections into Yards.** Architectural features, such as, but not limited to, window sills, cornices, eaves, bay windows (not including vertical projections), may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard, and may extend or project into a required front or rear yard not more than three (3) feet.
- e. **Railroad Lines, Sidings, and Spurs.** The installation or extension of all railroad lines, sidings, and spurs shall be subject to prior approval of the City Council. In any case where such installation will cross a street or highway, plans shall first be submitted for approval as to public safety to the City Engineer, City Public Safety Department and Macomb County Road Commission.

Section 32-89 Performance Standards

- a. **Intent.** It is the intent of this subsection to regulate all uses and require that each permitted use shall be a good neighbor to adjoining properties by control of noise, odor, glare, vibration, smoke, dust, liquid wastes, radiation, radioactivity, etc. The sum of the effects of concurrent operations on two (2) or more lots measured at any property line shall not be greater or more offensive to the senses than the standards contained herein. Compliance with the provisions of this subsection by single or mutual changes in operational levels, scheduling of operations, and other adjustments is permitted. In case of conflict among these standards and federal and state regulations, the most restrictive standard or regulation shall apply.
 - (1) **Noise.** See Fraser Code of Ordinances **Chapter 14.5** (noise chapter) of the Code of Ordinances.
 - (2) **Airborne Emissions.** It shall be unlawful for any person, firm, or corporation to permit the emission of any smoke or air contaminant in violation of applicable air quality standards adopted by the Federal Clean Air Act and the Michigan Department of Environmental Quality.
 - (3) **Odors.** Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the health and welfare of the public or which interferes unreasonably with the comfort of the public shall be removed, stopped, or so modified as to remove the odor. Such odors shall be prohibited when perceptible at any point along the property line.
 - (4) **Glare.** Glare, whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible at any property line.
 - (5) **Vibration.** Vibration shall not be discernible at any property line to the human sense of feeling.
 - (6) **Smoke.**

- (a) **Density.** It shall be unlawful for any person to permit the emission of any smoke from any source whatever to a density greater than that density described as No. 1 of the Ringlemann Chart.
 - (b) **Exception.** Smoke, the shade or appearance of which is equal to but not darker than No. 2 of the Ringlemann Chart for a period, or periods, aggregating four (4) minutes in any thirty (30) minutes shall be permitted.
 - (c) **Method of Measurement.** For the purpose of grading the density of smoke, the Ringlemann Chart, as now published and used by the United States Bureau of Mines, which is hereby made a part of this chapter, shall be the standard. However, the Unbrascopes readings of smoke densities may be used when correlated with Ringlemann's Chart.
 - (d) **Exemption.** Emission from fireplaces used for non-commercial purposes shall be exempt.
- (7) **Gases.** The escape of or emission of any gas which is injurious or destructive to life or property, or which is explosive, is prohibited. Gaseous emissions are subject to regulations established in conjunction with the Air Pollution Act, Michigan PA 348 of 1965, as amended, the federal Clean Air Act of 1990, as amended, and any other applicable state or federal regulations.
- (8) **Electrical Radiation.** Electrical radiation shall not adversely affect any operations or any equipment other than those of the creator of the radiation.
- (9) **Hazardous Substances:**
- (a) Any person, firm, corporation, or other legal entity operating a business **or** conducting an activity **which** uses, stores, or generates hazardous substances shall obtain the necessary permits and/or licenses from the appropriate federal, state or local authority having jurisdiction. The City shall be informed of any and all inspections conducted by a federal, state or local authority in connection with a permit and/or license.
 - (b) Any person, firm, corporation, or other legal entity operating a business or conducting an activity which uses, stores, or generates hazardous substances shall complete and file a hazardous materials survey on a form supplied by the City in conjunction with the following:
 1. Upon submission of a Site Plan.
 2. Upon any change of use or occupancy of a structure or premise.
 3. Upon any change of the manner in which such substances are used, handled, stored, and/or in the event of a change in the type of substances to be used, handled or stored. Plan review and approval. Site Plans for facilities with hazardous substances shall be reviewed by the fire marshal or his/her designee prior to the approval by the Planning Commission.
- (10) **Fire and Explosive Hazards.** The storage and handling of flammable liquids, liquified petroleum gases and explosives shall comply with the state rules and regulations as established by Public Act No. 207 of 1941 (MCL 29.1 et seq.).
- (11) **Waste and Rubbish Dumping.** No garbage, sewage, filth, refuse, waste, trash, debris or rubbish, including cans, bottles, wastepaper, cartons, boxes and crates, or other offensive or obnoxious matter shall be kept in open containers or piled, placed, stored, or dumped on any land within the City in such a manner as to constitute a nuisance or create a hazard to health, safety, morals, and general welfare of the citizens of the City.

Section 32-90 Renewable Energy Systems

- a. **Permitted.** Active and passive renewable energy devices, systems, or structures shall be permitted in all zoning classifications by right, subject to zoning permit and building permit.
- b. **Setbacks.** Ground-mounted renewable energy devices are only permitted in the rear yard and must conform with accessory building setbacks for the zoning district which they are situated.

- c. **Maximum Height of Structures.** Active and passive renewable energy devices, systems, or structures shall not exceed the maximum building height in the zoning district which they are situated.

Section 32-91 Well Systems

A well system on any site for any proposed use shall be tested and approved in accordance with the requirements of the Macomb County Health Department prior to the issuance of any occupancy permit for such site and use and, if for human and domestic consumption, it shall be found satisfactory for domestic consumption.



Monthly Planning & Zoning Report

For February 2026

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
RZ23-02 32981 & 32875 Utica Road Sheetz	Conditional rezoning from CBD to CG to operate a gas station and fast food restaurant.	Preconstruction meeting occurred with City Staff on September 26, 2025. 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. The applicant received an extension on the site plan for 1 year (March 5, 2027).
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 applicant is no longer continuing the development of the site as approved and is seeking alternate uses. Any new development will need to be approved by Planning Commission in the future.
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 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 is currently in the process of creating the site plan for Planning Commission.
SLU 25-02 33341 Kelly Road	To obtain special land use approval to allow an automobile heavy repair	The PC conditionally approved the SLU at the July 21, 2025 meeting.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
<i>Complete Auto Care</i>	garage in an "IR – industrial restricted" zoning district.	PC approved their site plan at the September 3, 2025 meeting.
<i>SP 25-03 18380 Malyn Industrial Building</i>	To obtain site plan approval to construct an industrial warehousing building.	The PC conditionally approved the site plan at the January 7, 2026 meeting.
<i>SLU 26-01: 31331 Groesbeck Hwy Midway Eats</i>	To obtain special land use approval to allow 24-hour operation in the CG district.	Planning Commission approved the SLU for 24 hours at the February 4, 2026 Planning Commission Meeting.
<i>SP 26-01: 34860 Utica Road Birdies and Brews</i>	To obtain approval to use EFIS on the building façade in the CG district.	Planning Commission approved the façade at the February 4, 2026 Planning Commission Meeting. The applicant will return to obtain Special Land Use approval for an amusement and recreation service use in April.
<i>SP 26-02 34360 Utica Road Celina's Bar</i>	To obtain approval to use metal exterior building façade materials in the CG district	Planning Commission will review at the March 4, 2026 meeting.
<i>ZBA 26-01: 34860 Utica Road Birdies and Brews</i>	To obtain a variance for 23 parking spaces when 66 are required. To obtain a variance for an indoor recreation use to be located adjacent to a residential district.	ZBA will review the following variances at the March 5, 2026 meeting.

LOOKING FORWARD

- Full Zoning Ordinance Rewrite: **Steering Committee will meet March 2.**

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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- Alicia Warren (awarren@mcka.com)