



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, May 6, 2026 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – May 6, 2026**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – April 1, 2026**
- 6. New Business – none**
- 7. Unfinished Business**
 - a. **Presentation:** Zoning Ordinance Text Amendments – April 1, 2026 Public Hearing Questions
 - b. **Action Item:** Zoning Ordinance Text Amendments – Section 32
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – April 2026**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment**

Posted: April 29, 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, April 1, 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, April 1, 2026 at 7:00 PM in City Council Chambers, 33000 Garfield, Graser, MI 48026.

1. Call to Order/Pledge of Allegiance

Chariman Warunek called the meeting to order at 7:01 and led the room in the Pledge of Allegiance.

2. Roll Call

The following members were present:

Present: Joanne Barr, Kathy Czarnecki, Frank Farina, John Keil, Renee Meyer, Trevor Tuller, Randy Warunek

Absent:

Others Present: City Planner Lauren Sayre, City Clerk August Gitschlag, City Attorney Don DeNault, Building Department Manager Bob Logan

3. Approval of Agenda

Motion by Frank Farina, supported by Renee Meyer to Approve the agenda for the April 1, 2026 Planning Commission Meeting

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

Nays: None

Absent:

Motion Passed

4. Chairperson's Opening Remarks

Chairman Warunek read the Chairperson's Opening Remarks

5. Approval of Minutes

- a. Approval of the minutes from the March 4, 2026 meeting

Motion by Kathy Czarnecki, supported by Joanne Barr to approve the minutes of the March 4, 2026 Planning Commission Meeting.

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

Nays: None

Absent:

Motion Passed

6. Unfinished Business

None

7. New Business

- a. Presentation: Zoning Ordinance Text Amendments – Section 32

Laurean Sayre presented the updated Zoning Ordinance to the Planning Commission

- b. Public Hearing: Zoning Ordinance Text Amendments – Section 32

Chairman Warunek **opened the Public Hearing at 7:22pm** and **closed the public hearing at 8:49pm**

The following citizens participated:

Eric Gala — Flamingo Hotel Complex — Why is his the only hotel rezoned?

Gary Wakeford — 33085 Utica Rd. — against his property going to residential zoning.

Renee Ratterman — 16222 15 Mile Rd — She wants guarantees that her taxes won't go up if her home is rezoned high density, surrounded by condos and apartments.

Edi Pearson — 16440 14 Mile Rd. — lives next to Sheetz, thinks she is grandfathered in as CBD, but does not want to be low-density residential. Wants to sell to commercial.

Jenifer Cugliari — 32825 Garfield Rd. — opposed to commercial neighborhood because her neighbor could sell and put a business in. Whose idea was this?

Mike Bradley — Warren Pipe & Supply 18660 15 Mile — if I sell this business, can it still be used as a retail business, even though rezoned light industrial? He was assured yes.

Ken Immler - Fraser Industrial Park Association / Delux Development — Why wasn't the Industrial Park Association asked for input? Should have been consulted. Companies have been heavy for 60 years and are now moving them to light industrial. Does not trust McKenna.

Angela Bennett - Warfield Greens Golf Course — opposed to the golf course land being zoned residential, it is surrounded by commercial and loud traffic.

Charlotte Mikolowski — 17553 14 Mile Rd. — what is the advantage of going from residential medium to residential transition?

Robert Wojcik - 34600 Hayes Rd — currently medium density, proposed to be low density. He can split it into 4 lots, but the new zoning only allows him 3 and he will lose land value.

Roy Rockensuess — 33085 S. Otto — Currently zoned residential, proposed zoning in the CBD, he will be unable to sell the 4 lots as home sites. He has had the land for 25+ years.

Jennifer Smith — 16230 E 14 Mile Rd — after learning she wasn't rezoned, had nothing to say.

Eric Vogel — 33155 Garfield Rd. — concerned that his house is being rezoned commercial. He has the sidewalks on his side of the street. If his house burns, he cannot rebuild.

James Richerson - 34401 Commerce — on behalf of Communications Consultants Inc. in Industrial Park, supports keeping heavy manufacturing, not light industrial or general use.

Doug Haggerty — 32408 Richert — Spoke about the Faurcia plant and how hard it was to get in Fraser, and shouldn't rezone it to light industrial. It is only for heavy industrial use.

c. Action Item: Zoning Ordinance Text Amendments – Section 32

Motion by Frank Farina, supported by John Keil to Table the Zoning Ordinance Text Amendments - Section 32 until the City Planner can list each public comment citizen concern and list them for the Planning Commission's consideration.

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

Nays: None

Absent:

Motion Passed

d. Election of Officers - 2026

Frank Farina nominated **Randy Warunek for Planning Commission Chair**. Randy accepted the nomination. There were no other nominations.

Kathy Czarnecki nominated **Renee Meyer for Planning Commission Vice Chair**.

Renee accepted the nomination. There were no other nominations.

Kathy Czarnecki nominated **Trevor Tuller for Planning Commission Secretary**. Trevor accepted the nomination. There were no other nominations.

Officers were elected by acclamation.

8. Public Communication on Non-Agenda Items

None

9. Monthly Report

a. *Monthly Planning & Zoning Report For March 2026*

Lauren Sayre presented her monthly report

10. Zoning Board of Appeals Member Liaison Report

Liaison Frank Farina told the Commission that the ZBA is taking up a variance for a residential addition on Eveningside at it's next meeting.

11. Commissioners' Comments and Items of Interest/Concern

Farina - Happy 21st birthday to his granddaughter, last St Malachy Fish Fry is this Friday.

Tuller - Congratulate new Fraser homeowner and childhood friend David.

Lauren said farewell to the board.

Don DeNault gave a Dairy Queen update

12. Adjournment

Respectfully Submitted:

Michael T. Lesich, Mayor
City of Fraser

August R. Gitschlag, City Clerk
City of Fraser



Memorandum

TO: City of Fraser Planning Commission
FROM: Lauren Sayre, AICP
SUBJECT: Zoning Ordinance Update Public Hearing Questions
DATE: April 14, 2026

Following the Planning Commission’s recommendation, Planning Staff respond below to the questions that came up during the April 1, 2026 public hearing on the Zoning Ordinance update. Planning comments and considerations are also included for the Commission’s review.

The **Existing Zoning Map Reference** on the following page includes the numbers of each public comment shown on the existing zoning map.

The **Proposed Zoning Map Reference** on page 3 includes the numbers of each public comment shown on the proposed zoning map.

Abbreviations used throughout this memo include:

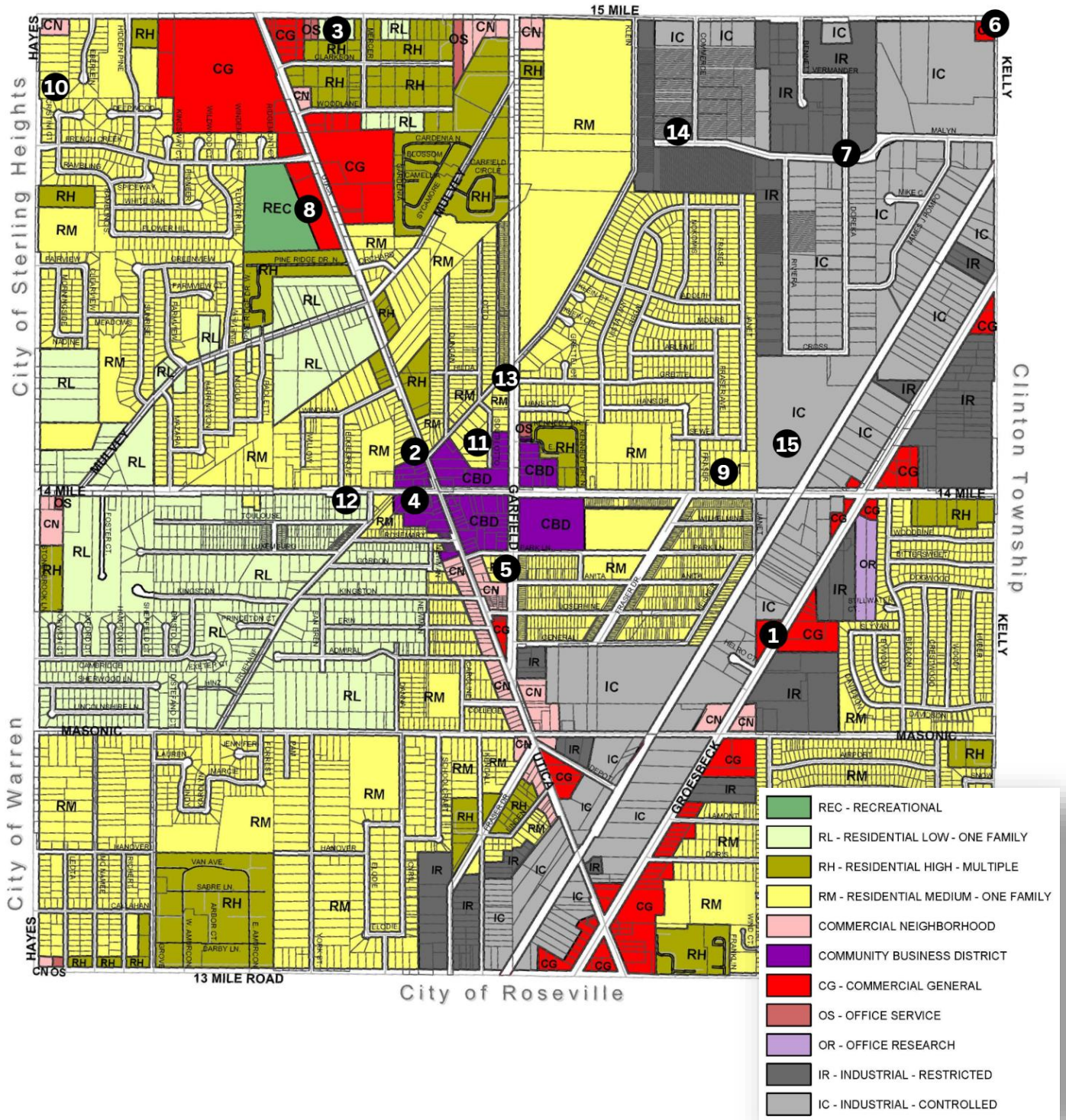
- ZO = Zoning Ordinance
- FLU = Future Land Use
- PC = Planning Commission
- SLU = Special Land Use

| Current Zoning District Name | 2026 Update Zoning District Name |
|--------------------------------------|----------------------------------|
| REC- Recreational | Removed |
| RL - Residential Low - One Family | RL - Residential Low-Density |
| RM - Residential Medium - One Family | RM - Residential Medium-Density |
| No Previous District | RT - Residential Transition |
| RH - Residential High - Multiple | RH - Residential High-Density |
| OS - Office Service | Removed |
| CN - Commercial Neighborhood | CN - Commercial Neighborhood |
| CBD - Community Business District | CBD - Central Business District |
| CG - Commercial General | CG - Commercial General |
| OR - Office Research | Removed |
| IR - Industrial Restricted | LI - Light Industrial |
| IC - Industrial Controlled | GI - General Industrial |



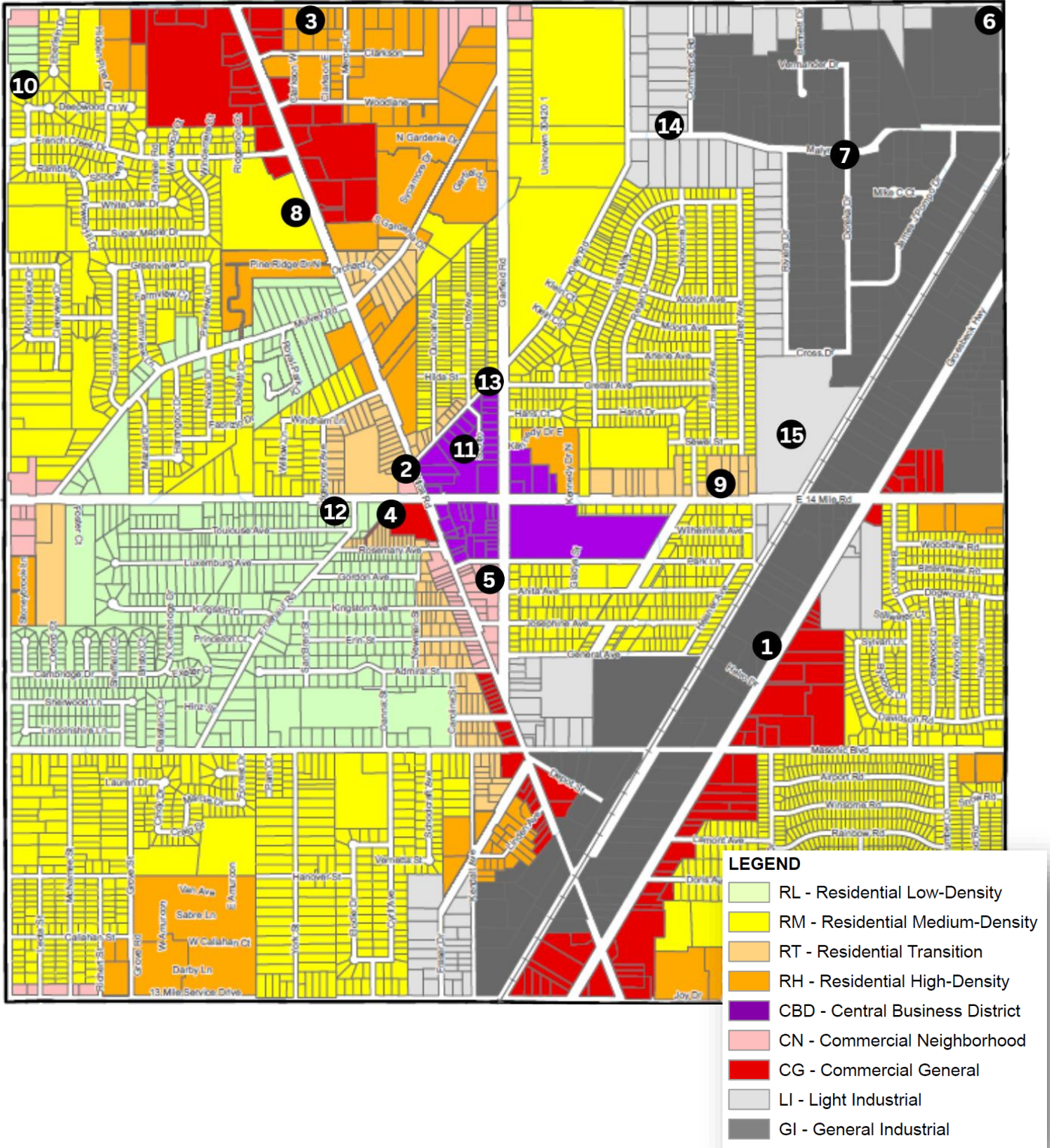
EXISTING ZONING MAP REFERENCE

Clinton Township





PROPOSED ZONING MAP REFERENCE





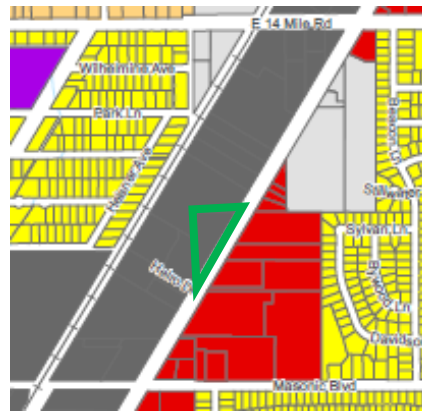
#1 FLAMINGO MOTEL

Address: Flamingo Hotel Complex / 32325 Groesbeck Hwy

Zoning Change: CG → IC



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. Why is his motel the only motel rezoned?
2. The setbacks won't allow for this to be industrial in the future. It is too small to be industrial.
3. Can we keep our commercial status while the City can still change the zoning to industrial?

Responses:

1. The FLU map shows this property as General Industrial, along with most of the properties between Groesbeck and the Railroad.
2. The site is just under 600 ft of frontage on Groesbeck Highway. The proposed front yard setback for IC is 35 feet, the side yard setback is 10 feet and the proposed rear yard setback is 20 feet. This site is large enough to develop as an industrial site.
3. The site can continue operating as a legal nonconforming use, which preserves its ability to operate as a motel. Creating special rules for a single parcel would not be appropriate. If the zoning were changed to industrial, the site would be subject to all standard industrial zoning requirements, should the site be redeveloped or changed from a motel use.

Planning Considerations:

The Planning Commission should carefully consider whether this parcel would be better rezoned to IC in order to align with and extend the existing industrial zoning of the adjacent parcels, creating a more cohesive and logical land-use pattern. At the same time, retaining the current CG zoning would not make the site an outlier, as there are existing CG-zoned parcels directly across Groesbeck. Either option can be supported, but the decision should be grounded in long-term planning consistency and compatibility with surrounding uses.



The Master Plan designates this parcel as General Industrial, which corresponds to the GI district on the proposed zoning map. Although the parcel is also located within the Future Land Use (FLU) Flex Overlay, the intent of this overlay was to promote enhanced site design and provide flexibility for a more mixed-use environment, with a primary emphasis on the integration of multi-family residential uses. However, the Flex Corridor Overlay was not incorporated into this zoning ordinance update, as it was determined that introducing residential uses into this corridor would be premature. At this time, the existing mix of uses has not sufficiently transitioned to support a more residential or mixed-use character.

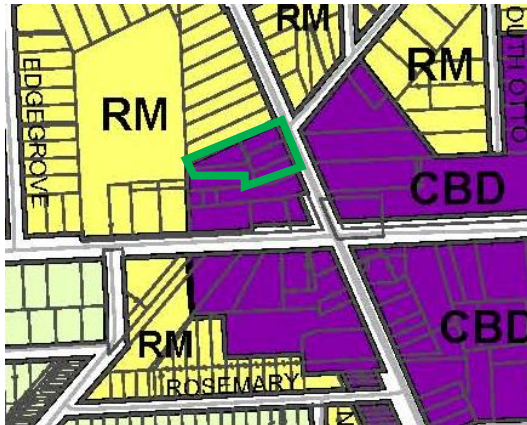
The updated ZO allows for more commercial uses in industrial districts, so the intent is to gradually allow the corridor to integrate commercial uses with industrial uses.



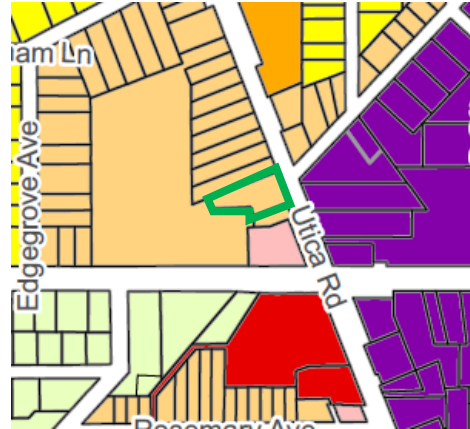
#2 RT ZONING

Address: 33085 Utica Rd.

Zoning Change: CBD → RT



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. The owner does not support the change to residential zoning and questions the rationale.

Responses:

1. During the meeting, the City Attorney explained that the property can continue operating under its existing legal nonconforming use, and this explanation appeared to address the concern. The Residential Transition designation is intended to buffer commercial uses from lower-density residential areas. It allows for a gradual shift in land use and supports higher-density residential and institutional uses, such as schools, religious facilities, and child care centers.

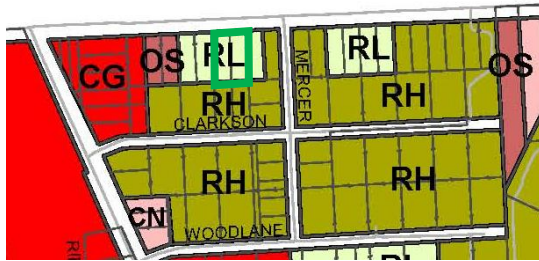
Planning Considerations: No changes proposed to be considered at this time.



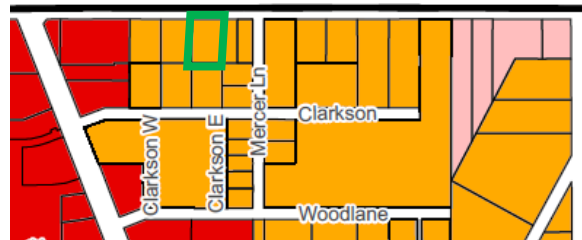
#3 RM ZONING

Address: 16222 15 Mile Rd

Zoning Change: CBD → RT



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. Why is the City rezoning this if the City aren't making any changes to the property?
2. Will my taxable value go up due to the new potential uses for the property?

Responses:

1. The main purpose is to update the rules so future development, whether by the owner, a new buyer, or someone else, fits the City's long-term plan and surrounding land uses. The City updates zoning before development happens to ensure growth occurs in an organized and predictable way, preventing conflicts between different uses and protecting the character of neighborhoods.
2. No, zoning designation does not directly determine how much a property owner pays in taxes. In Michigan, property taxes are based on a property's assessed value, which reflects its market value and is calculated according to standards set by the Michigan State Tax Commission under the General Property Tax Act. This means that they are assessing what is *currently* on your property, NOT what *could* be on your property.

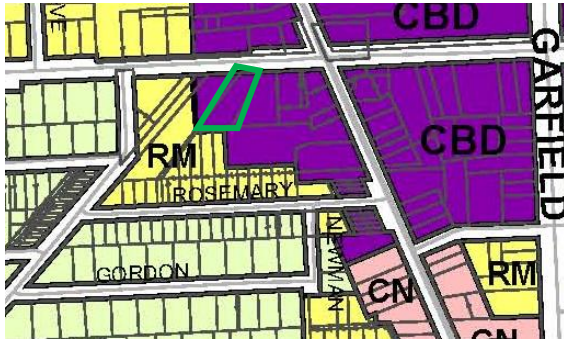
Planning Considerations: No changes proposed to be considered at this time.



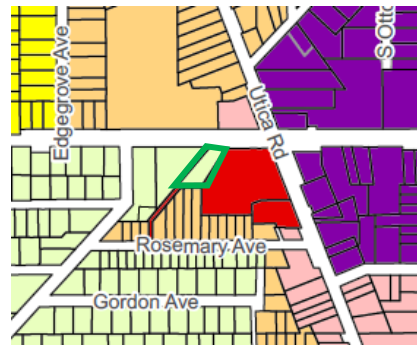
#4 RL ZONING

Address: 16440 14 Mile Rd.

Zoning Change: CBD → RL



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. Concerns about being zoned to a residential only district rather than current CBD.

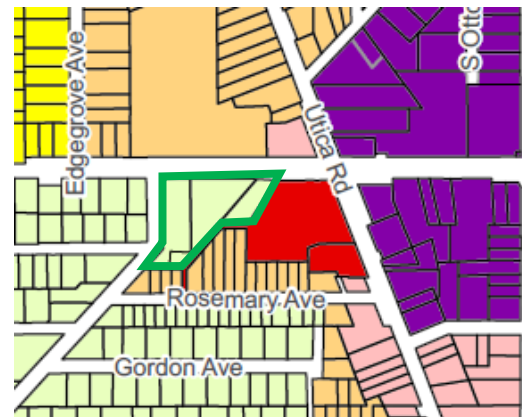
Responses:

1. With the conditional rezoning of Sheetz, the CBD was shifted to terminate on the east side of Utica Road. When considering the parcels currently zoned CBD west of Utica Road, the rationale was likely to continue the RL west of Fruehauf to create a contiguous district, however, this should be revisited.

Planning Considerations:

The parcels between Sheetz and Fruehauf, fronting 14 Mile Road should be reconsidered from RL due to the current development pattern surrounding them (see right). They include a single family residence, a church, and the library building (cemetery in back).

We recommend changing this section to CN, which would be supportive of churches, libraries, several commercial and office uses, as well as allowing single family residential by special land use approval. This would allow for consistency with nearby parcels along Utica that are zoned CN.

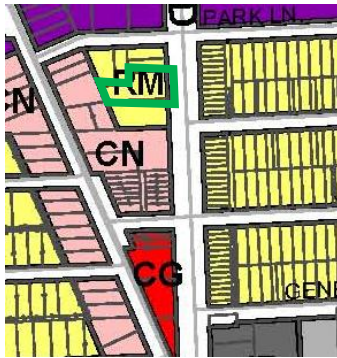




#5 CN ZONING

Address: 32825 Garfield Rd.

Zoning Change: RM → CN



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. What is the future thought process for the City?
2. What does this mean for me as a resident?
3. What happens with the sale of my property?
4. What happens if my neighbor sells their home and a business opens up?

Responses:

1. The City's Master Plan, adopted in 2021, reflects the community's vision for land use, development patterns, and public investment. The commercial neighborhood areas, which includes this property, are characterized by the following vision: *Neighborhood Commercial areas are a low intensity commercial category intended for small-scale retail, and other amenities intended to serve customers on a local convenience scale. The Neighborhood Commercial Category should provide amenities to the immediate surrounding residential areas in a walkable scale, but not necessarily urban, format. Neighborhood Commercial land uses are concentrated in smaller pockets adjacent to community nodes such as schools and retail centers and higher density housing (Fraser Master Plan page 69).*
2. A change in your property's zoning district does not require anyone to make any changes. It simply updates the rules for how the property can be used in the future; a property owner are not obligated to alter their property or its current use.
3. The property can still be sold as a single-family residence, as it is allowed to continue existing as a nonconforming use. Additionally, the property could be sold and the new owner could develop it commercially under the regulations of the CN district.
4. This would be permitted, and they would have to comply with the regulations set forth in the CN district, which includes setbacks, building heights, and lot minimums, as well as the other standards in this ordinance that regulate parking, landscaping, signage, lighting, etc.

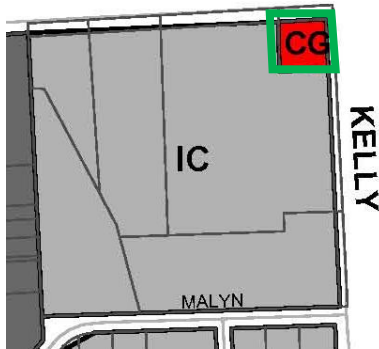
Planning Considerations: No changes proposed to be considered at this time.



#6 WARREN PIPE & SUPPLY

Address: 18660 15 Mile

Zoning Change: CG → LI



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. If I sell this business, can it still be used as a retail business, even though rezoned light industrial?

Responses:

1. As conveyed in the meeting, not only would this use be allowed to continue to exist as a nonconforming use, but also the proposed LI district allows for several commercial uses including retail, bar, equipment sales, grocery store, greenhouse, vehicle sales, and many more. This explanation appeared to address the concern.

Planning Considerations: No changes proposed to be considered at this time.



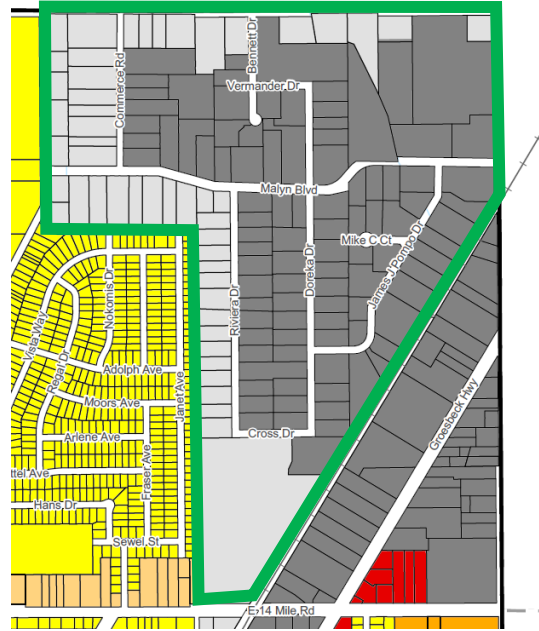
#7 FRASER INDUSTRIAL PARK ASSOCIATION

Address: Industrial Park

Zoning Change: Varies, IR → GI / IC → LI



Existing Zoning



Proposed Zoning

*Note that in the maps above, the existing “light industrial” is shown with the darker grey, while the proposed zoning shows the “light industrial” in the lighter grey.

Questions/Concerns:

1. Why wasn't the Industrial Park Association asked for input?

Responses:

1. The City's social media sites did post about the ZO update and engagement activities during the Summer of 2024 into January of 2025. There had been no correspondence or interest from the Industrial Park Association throughout this process until the public hearing on April 1, 2026.

Planning Considerations: No changes proposed to be considered at this time. The consolidation of “heavy industrial” internal to the park and away from residential and school properties is consistent with the Master Plan and best practices for protecting the health, safety, and general welfare of residents.

The proposed uses in the LI and GI districts are very similar. Concerns appear to stem from the perception that LI would not allow traditionally heavier industrial uses. However, existing uses are permitted to continue. The LI district allows nearly all uses permitted in the GI district, with some requiring special land-use approval. The only uses allowed in GI but not permitted in LI are recycling facilities, reuse facilities, junk yards, and smoking lounges. The following page includes a comparative table for the industrial districts.



TABLE: TOTAL USE CHANGES FROM CURRENT ZONING TO PROPOSED ZONING FOR INDUSTRIAL DISTRICTS

| | "Light" Industrial | "Heavy" Industrial |
|---|--------------------|--------------------|
| No Change | 30 | 40 |
| Use Added to District | 27 | 30 |
| Use removed from District | 2 | 1 |
| Change from Permitted by Right to Special Land Use Approval | 3 | 0 |
| Change from Special Land Use Approval to Permitted by Right | 10 | 1 |

TABLE: SUMMARY OF INDUSTRIAL DISTRICT CHANGES IN USES PERMITTED

- = not permitted P = Permitted by right S = Special land use approval A = Permitted as an accessory use to a permitted use

| Use | "Light" Industrial | | "Heavy" Industrial | |
|---|--------------------|---------------|--------------------|---------------|
| | IR (Current) | LI (Proposed) | IC (Current) | GI (Proposed) |
| Commercial Uses | | | | |
| Adult Business | - | - | P | - |
| Artisan / Maker Space | - | P | - | - |
| Bar | - | P | - | S |
| Body Art / Tattoo Shop | - | P | P | P |
| Child Care Center | - | - | - | - |
| Crematories | - | - | - | S |
| Drive-Thru Facility | - | A | - | A |
| Event Hall | - | S | - | S |
| Financial Institution | S | - | - | - |
| Funeral Home / Mortuary (Without Crematories) | - | - | - | - |
| Gas Station | - | S | - | S |
| Grocery Store | - | P | - | - |
| Hospital | - | P | - | P |
| Hotel / Motel | S/P -conflict | P | - | - |
| Nursery / Greenhouse | - | P | - | P |
| Laundry / Dry Cleaner | - | - | - | - |
| Massage Establishment | - | - | - | - |
| Medical Office | S | - | - | - |
| Museums / Galleries | - | P | - | - |
| Brewery / Distillery / Winery | - | P | - | P |
| Mobile Food Vending | - | A | - | A |



- = not permitted

P = Permitted by right

S = Special land use approval

A = Permitted as an accessory use to a permitted use

| Use | "Light" Industrial | | "Heavy" Industrial | |
|--------------------------------------|--------------------|---------------|--------------------|---------------|
| | IR (Current) | LI (Proposed) | IC (Current) | GI (Proposed) |
| Office | P | S | - | S |
| Outdoor Dining | - | A | - | A |
| Outdoor Sales | - | A | - | A |
| Pawn Shop | - | P | P | P |
| Pharmacy | - | - | - | - |
| Personal Service Establishment | - | S | - | - |
| Pet Grooming / Pet Boarding Facility | P | P | - | - |
| Physical Fitness Facility | P | P | - | S |
| Restaurant, Sit Down | S | S | - | - |
| Restaurant, Take Away | S | P | - | P |
| Retail Sale Establishment, Small | S | P | - | - |
| Retail Sale Establishment, Large | S | P | - | - |
| Secondhand / Rummage Shop | S | P | - | - |
| Smoking Lounge (Hookah or Cigar) | - | - | - | S |
| Studio (Dance, Art, Photography) | P | S | - | - |
| Theatre | P | P | - | - |
| Tobacco / Smoke Shop | - | - | - | - |
| Twenty-Four Hour Operations | - | S | - | S |
| Vehicle Repair / Service Shop | S | P | - | P |
| Vehicle Sales / Rental | - | P | - | P |
| Vehicle Wash (Automatic) | P | P | - | P |
| Vehicle Wash (Self-Service) | P | P | - | P |
| Veterinary Clinic | P | P | - | P |
| Industrial Uses | | | | |
| Contractors Yard / Office | P | P | P | P |
| Distribution Center | - | S | - | P |
| Equipment Sales, Repair, Rental | - | P | - | P |



- = not permitted

P = Permitted by right

S = Special land use approval

A = Permitted as an accessory use to a permitted use

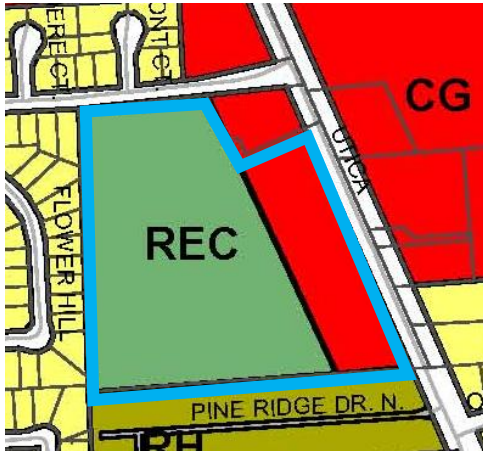
| Use | "Light" Industrial | | "Heavy" Industrial | |
|--|--------------------|---------------|--------------------|---------------|
| | IR (Current) | LI (Proposed) | IC (Current) | GI (Proposed) |
| Lumber / Building Material Yard | - | S | - | S |
| Manufacturing Facility - Low Intensity | P | P | P | P |
| Manufacturing Facility- High Intensity | - | S | P | P |
| Trucking Facility | - | S | - | P |
| Outdoor Storage | S | S | P | P |
| Recycling Facility | - | - | - | S |
| Reuse Facility | - | - | S | S |
| Research and Development Facility | P | P | P | P |
| Self-Storage Facility | P | S | P | P |
| Junk Yard | - | - | S | S |
| Warehousing | P | P | P | P |
| Wholesale Facility | P | P | P | P |
| Public / Quasi-Public Uses | | | | |
| Cemetery (Without Crematoriums) | - | - | - | - |
| Government / Municipal Services | P | P | S | P |
| Cultural Centers | - | S | - | - |
| Libraries | - | P | - | - |
| Institution of Higher Education | - | S | - | S |
| K-12 School | - | - | - | - |
| Membership Organization / Non-Profit Social Club | - | - | - | - |
| Recreation - Indoor | S | P | - | P |
| Recreation - Outdoor | - | P | - | P |
| Religious Institution | - | - | - | - |
| Trade / Vocational School | S | P | - | P |
| Wireless Communication Facilities | P | P | - | P |



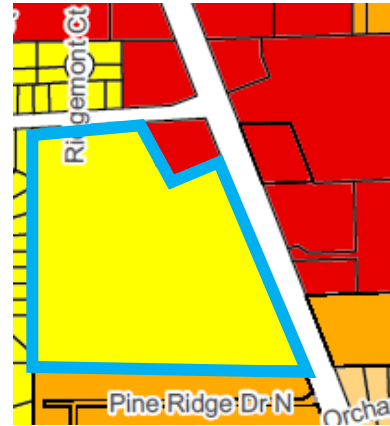
#8 WARFIELD GREENS GOLF COURSE

Address: 34195 Utica Rd

Zoning Change: CG (split zoned with REC) → RM



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. Why is this change being contemplated if the surrounding area is commercial? It is already too loud and busy along Utica for residential uses.

Responses:

1. The back portion of the golf course is the only REC zoned district currently. The proposed zoning ordinance removes this district, and the Master Plan identified the entire parcel as residential in the FLU map.

Planning Considerations: As noted throughout, all existing uses are allowed to continue. The rationale for this change is for 2 reasons.

1. To eliminate split zoning, which is not a sound planning practice. Split zoning can create confusion about where district boundaries lie and how zoning standards apply when a building or use spans more than one zoning district.
2. To implement the vision of the Master Plan. Zoning changes are meant to implement the City's long-term vision for land use. From the Master Plan, page 85, *"If the Warfield Greens Golf Club were to be closed or sold for redevelopment in the future, the site would offer unique opportunities for future high density residential redevelopment envisioned as multi-family residential complex(es). Natural buffers, clustering, and green space should be practiced on this site, especially to preserve natural green space and/or buffers along the perimeter of the site adjacent to low density residential neighborhoods."*



The FLU does also split zones the parcel allowing for the frontage to remain commercial, while the golf course is designed as RT. We invite the PC to consider if the site should be rezoned to RT rather than RM (see below for permitted uses in RM vs RT). We do not recommend maintaining a split zoned parcel.

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 32-68) Libraries Single Attached Dwelling Unit (Section 32-69) Single Detached Dwelling Unit | <ul style="list-style-type: none"> Cemetery (without crematoriums) (Section 32-56) 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 32-72) State Licensed Foster Care, Adult Small Group Home (7-12 persons) (Section 32-72) State Licensed Foster Care, Family Group Home (Section 32-72) State Licensed Group Child Care Home (up to 14 children) (Section 32-72) | <ul style="list-style-type: none"> Accessory Dwelling Units (ADUs) (Section 32-54) Bed and Breakfast Home-Based Businesses (Section 32-59) State Licensed Family Child Care Home (Up to 7 children) (Section 32-72) State Licensed Foster Care, Adult Family Home (1-6 persons) (Section 32-72) State Licensed Foster Care, Family Home (Section 32-72) |

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.

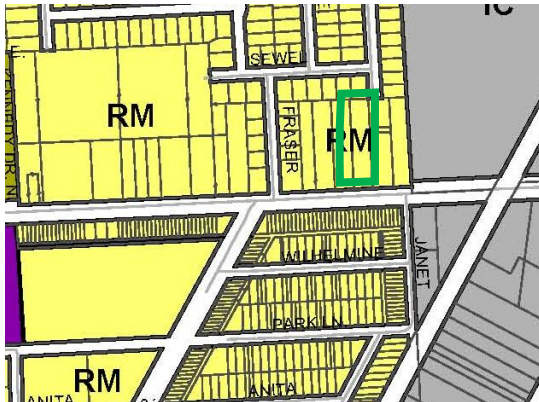
| Permitted Use | Special Land Use | Accessory Uses |
|--|---|---|
| <ul style="list-style-type: none"> Duplex Government/Municipal Services (Section 32-68) Libraries Religious Institution Single Attached Dwelling Unit (Section 32-69) Single Detached Dwelling Unit Triplex | <ul style="list-style-type: none"> Child Care Center Cultural Centers K-12 School Hospitals (Section 32-60) Hotel, Bed and Breakfast Multi-Unit Dwelling (4+ units) (Section 32-63) Museums / Galleries Recreation - Indoor Recreation - Outdoor Senior Living Facility (assisted / independent) State Licensed Foster Care, Adult Large Group Home (13-20 persons) (Section 32-72) State Licensed Foster Care, Adult Small Group Home (7-12 persons) (Section 32-72) State Licensed Foster Care, Family Group Home (Section 32-72) State Licensed Group Child Care Home (up to 14 children) (Section 32-72) Transitional Housing / Shelters | <ul style="list-style-type: none"> Accessory Dwelling Units (ADUs) (Section 32-54) Bed and Breakfast Home-Based Businesses (Section 32-59) State Licensed Family Child Care Home (Up to 7 children) (Section 32-72) State Licensed Foster Care, Adult Family Home (1-6 persons) (Section 32-72) State Licensed Foster Care, Family Home (Section 32-72) |



#9 RT ZONING

Address: 17553 14 Mile Rd.

Zoning Change: RM → RT



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. What is the advantage of going from residential medium to residential transition?

Responses:

1. Zoning changes are made to support the long-term planning goals of the City as a whole, rather than to create a universal advantage for every individual property owner. As a result, any “advantage” of moving from Residential Medium to Residential Transition can be relative, depending on an owner’s goals.

Importantly, existing uses are allowed to continue. The RT district does provide additional flexibility by allowing a broader range of housing types, including duplexes and triplexes by right. This could offer more options over time, such as converting an existing single-family home into additional housing units, which may be beneficial for some owners in the future. This flexibility could be attractive to the current homeowner, as well as future buyers, depending on their priorities.

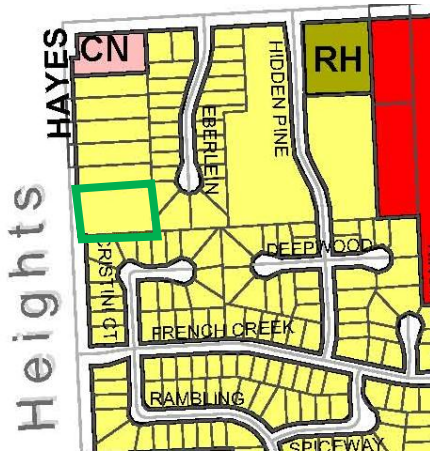
Planning Considerations: No changes proposed to be considered at this time.



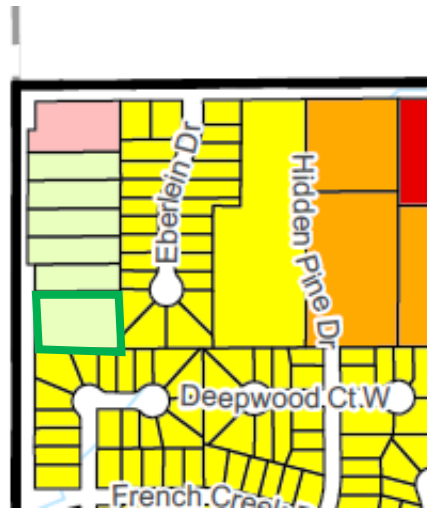
#10 RL ZONING

Address: 34600 Hayes Rd

Zoning Change: RM → RL



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. Concerns about ability to split lot in future and that moving from RM to RL would limit and would cause a loss of land value.

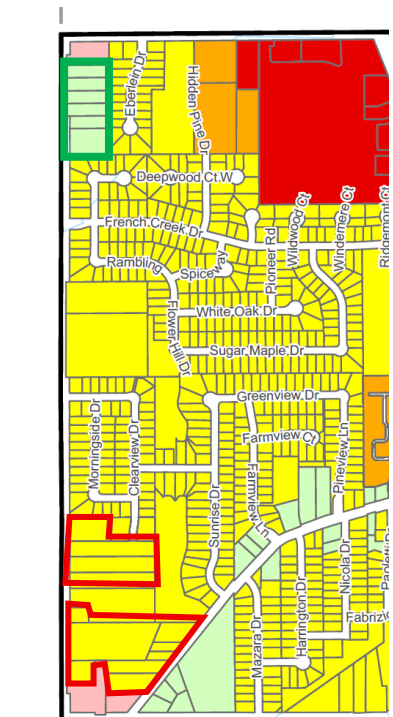
Responses:

1. This area was changed from RM to RL to align with the Master Plan. It is likely that the intent was to rezone to a district more compatible with the large lots.

Planning Considerations:

The Planning Commission should focus on the intent of the FLU designation proposed in the Master Plan. The key question is whether the City envisions this area developing with lot sizes similar to the subdivision to the south, or as lower-density, large-lot residential development.

Maintaining these parcels as RM (green outline on right) would be consistent with recent zoning changes north of 14 Mile Road, where parcels surrounding the Hayes rezoning were proposed to transition from RL to RM (red outline on right).

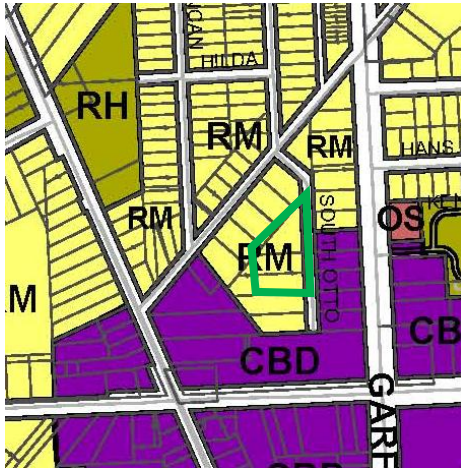




#11 CBD ZONING

Address: 33085 S. Otto

Zoning Change: RM → CBD



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. Would I be able to put in residential?
2. What can I do with that property if it changes to CBD?
3. What is the benefit of being CBD for me?
4. What do you think you are going to draw into this area?

Responses:

1. The only residential currently proposed in the CBD is the upper level residential (residential over commercial space), so single family residential would not be permitted.
2. Any uses permitted in the CBD would be allowed. Any existing uses would be allowed to continue.
3. Zoning changes are made to support the long-term planning goals of the City as a whole, rather than to create a universal advantage for every individual property owner. As a result, any “advantage” of moving from Residential Medium to Central Business District can be relative, depending on an owner’s goals.
4. The property owner would need to “attract” a developer or business to their property, if that is their intent.

Planning Considerations:

The area bounded by Klein, Garfield, Utica, and 14 Mile is designated as CBD and CBD-Fringe in the FLU. The CBD-Fringe was not enacted as there were not many parcels included in this designation, and the need for a transition into a downtown was being met by the new RT district.

The general characteristics of CBD-Fringe in the Master Plan are as follows: *The CBD Fringe areas are a new future land use designation designed to integrate single-use mixed use areas transitioning into the planned*



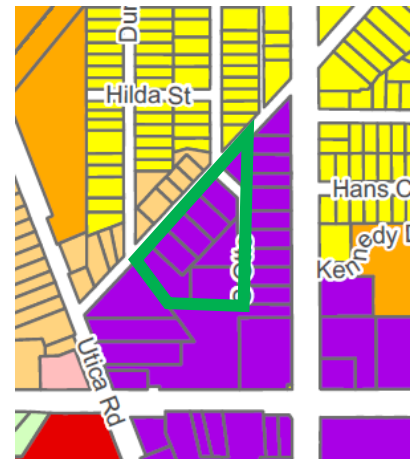
Downtown Core. For example, existing low-intensity commercial and residential sites located immediately adjacent to the CBD Core are planned for CBD Fringe. The primary purpose of this Future Land Use designation is to provide a practical and pragmatic transition of lower-intensity mixed uses (that tend to be automobile focused) into higher-intensity mixed-uses in the Downtown Core that is planned for more pedestrian activity.

Planning Commission should consider the following:

- How far into the future the City envisions the creation of a true downtown and what that downtown is expected to look like?
 - If the City anticipates that this vision is relatively near-term, then rezoning directly to the Central Business District (CBD) would align with that goal.
 - If, however, the downtown vision is more long-term, a gradual transition, such as rezoning to Residential Transition (RT) or Neighborhood Commercial (CN), may be more appropriate to bridge existing conditions and future intent.

- Whether allowing single-family detached residential uses within the CBD through a special land use (SLU) approval could provide flexibility during the transition period, while still maintaining long-term alignment with downtown redevelopment goals.

If PC decides to change some of the parcels to RT or CN, we recommend changing the parcels that do not front Garfield, Utica, or 14 Mile Road (shown in green to the left).





#12 NO ZONING CHANGE

Address: 16230 E 14 Mile Rd

Zoning Change: None

Questions/Concerns: After learning she wasn't rezoned, had no comments.

Responses: N/A

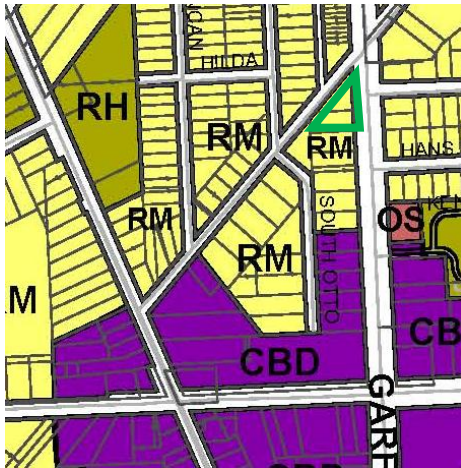
Planning Considerations: N/A



#13 CBD ZONING

Address: 33155 Garfield Rd.

Zoning Change: RM → CBD



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. Why would we want to be commercial?
2. Concerns that a business will locate near property and force him out.
3. Why couldn't this property remain "ignored" like the properties on the opposite side of Klein.

Responses:

1. A change in a property's zoning district does not require the property owner to make any changes. The update simply modifies the regulations governing how the property may be used in the future; owners are not obligated to alter the property or its existing use. Zoning changes are implemented to support the City's long-term planning goals as a whole, rather than to provide a direct benefit to every individual property owner.
2. A business could not compel a property owner to vacate their property. Ownership would remain with the current owner, and relocation would occur only if the owner voluntarily chose to sell.
3. No property was "ignored" in this process. Many were not proposed to change, but many on Klein are also changing to RT, Residential Transition. These changes were largely based on the FLU in the Master Plan.

Planning Considerations:

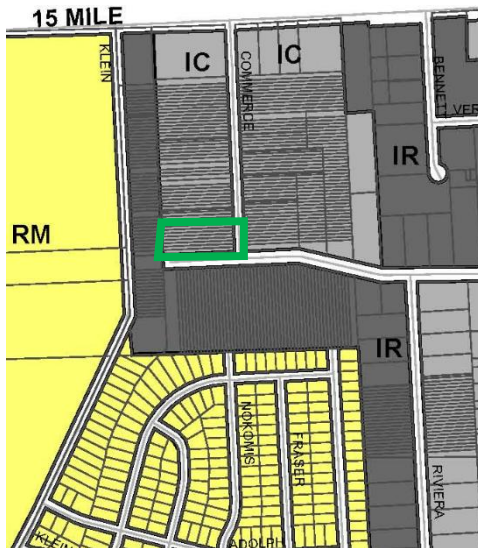
In conjunction with the previous consideration, PC should decide if it would like to adjust the boundary of the proposed CBD. We note the section currently zoned RM on Garfield was proposed as the CBD-Fringe. The same considerations apply to this site as the previous comment (#11).



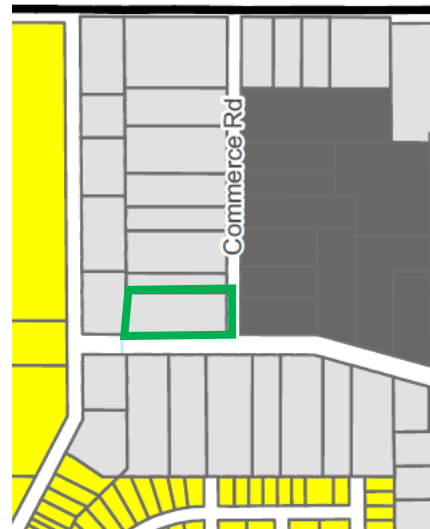
#14 COMMUNICATIONS CONSULTANTS INC

Address: 34401 Commerce

Zoning Change: IC → LI



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. Concern for changing General Industrial Uses to Light Industrial and the implications.
2. Concern for not consulting the business owners on the changes.

Responses:

1. Existing uses are allowed to remain and continue, even through new ownership. Additionally, the proposed uses for the LI district expand the allowed uses from the current zoning ordinance and are inclusive of many “heavy industrial” uses, whether by right or by special land use.
2. The City’s social media sites did post about the ZO update and engagement activities during the Summer of 2024 into January of 2025. There had been no correspondence or interest from any businesses in the industrial park throughout this process until the public hearing on April 1, 2026.

Planning Considerations: No changes proposed to be considered at this time. The consolidation of “heavy industrial” internal to the park and away from residential and school properties is consistent with the Master Plan and best practices for protecting the health, safety, and general welfare of residents.

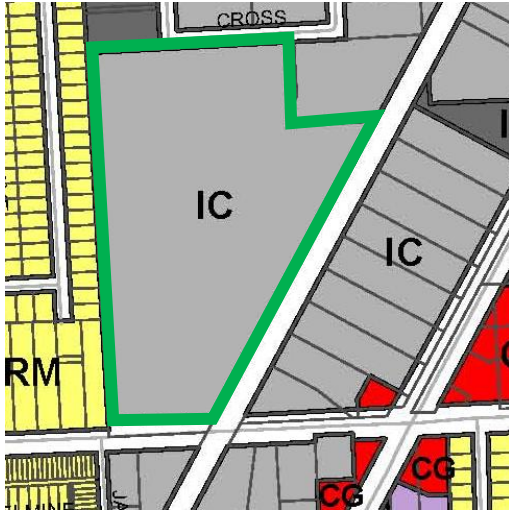
The proposed uses in the LI and GI districts are very similar. Concerns appear to stem from the perception that LI would not allow traditionally heavier industrial uses. However, existing uses are permitted to continue. The LI district allows nearly all uses permitted in the GI district, with some requiring special land-use approval. The only uses allowed in GI but not permitted in LI are recycling facilities, reuse facilities, junk yards, and smoking lounges.



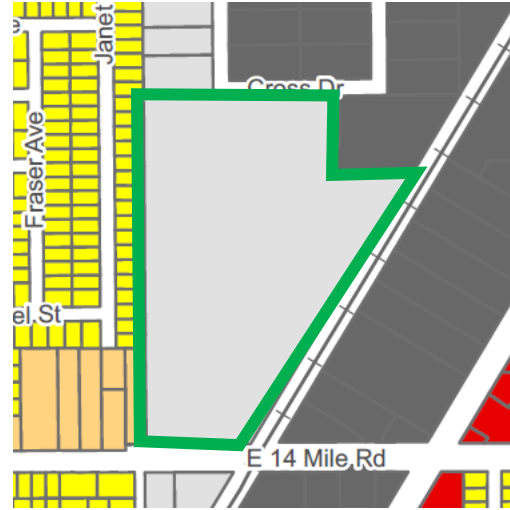
#15 FAURCIA PLANT

Address: 32408 Richert

Zoning Change: IC → LI



Existing Zoning



Proposed Zoning

Questions/Concerns:

1. Concerns about rezoning Faurcia Plant from IC to LI, as it is a heavy industrial building and anchor establishment.

Responses:

1. Existing uses are allowed to remain and continue, even through new ownership. Additionally, the proposed uses for the LI district expand the allowed uses from the current zoning ordinance and are inclusive of many “heavy industrial” uses, whether by right or by special land use.

Planning Considerations: No changes proposed to be considered at this time. This change is consistent with the FLU. The proposed uses in the LI and GI districts are very similar. Concerns appear to stem from the perception that LI would not allow traditionally heavier industrial uses. However, existing uses are permitted to continue. The LI district allows nearly all uses permitted in the GI district, with some requiring special land-use approval. While SLU does add additional reviews, due to the size and location of the site near residential, this would be appropriate for a new user.

The only uses allowed in GI but not permitted in LI are recycling facilities, reuse facilities, junk yards, and smoking lounges.