



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, August 5, 2026 @ 7:00 p.m.**

- 1. Call Meeting to Order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda – August 5, 2026**
- 4. Chairperson's Opening Remarks**
- 5. Approval of Minutes – May 6, 2026**
- 6. New Business**
 - a. **Public Hearing:** SP26-03 32540 Utica Road, AJs Appliance Repair & HVAC – Site Plan Review
- 7. Unfinished Business – none**
- 8. Public Communication on Non-Agenda Items**
- 9. Monthly Report – May & June 2026**
- 10. Zoning Board of Appeals Member Liaison Report**
- 11. Commissioners' Comments and Items of Interest/Concern**
- 12. Adjournment**

Posted: July 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, May 6, 2026 - 7:00 PM
Draft

Mayor
Michael Lesich
Mayor Pro-Tem
Dana Sutherland
Council
Amy Baranski
Patrick O'Dell
Kenny Perry Jr.
Patrice Schornak
Sherry Stein

A regular meeting of the Fraser Planning Commission was held on Wednesday, May 6, 2026 at 7:00 PM in City Council Chambers, 33000 Garfield, Graser, MI 48026.

1. Call to Order/Pledge of Allegiance

Chairman Warunek led the Commission 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: None

Also Present: City Planner Dan Commer, City Clerk August Gitschlag, City Attorney Alyssa Ericson

3. Approval of Agenda

Motion by John Keil, supported by Frank Farina to Approve the agenda as presented.

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

5. Approval of Minutes

April 1, 2026

Motion by Frank Farina, supported by John Keil to approve the minutes as administratively amended.

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

Nays: None

Absent:

Motion Passed

6. New Business

7. Unfinished Business

- a. Presentation: Zoning Ordinance Text Amendments – April 1, 2026 Public Hearing Questions

Chairman Warunek opened the floor again for comments from the public.

Eric Gala, Flamingo Hotel Complex wants to retain current zoning

Angela Bennett, Warfield Greens Golf Course wishes to retain current zoning

Marilyn Lane, wants to keep the Warfield Greens and Faurecia property zoned as is.

Joseph Paluzzi, Warfield Greens Golf Course wishes to retain current zoning for development purposes.

Doug Haggerty, wants to keep the Warfield Greens and Faurecia property zoned as is.

Robert Wojec, Warfield Greens Golf Course wishes to retain current zoning, does not wish to be treated different than his neighbor. Keep his address zoned the same.

Ken Immler, leave the Industrial District alone

- b. Action Item: Zoning Ordinance Text Amendments – Chapter 32

Motion by John Keil, supported by Joanne Barr to to outright reject the revised Zoning Ordinance and not send it to Council..

Ayes: Joanne Barr, John Keil, Randy Warunek

Nays: Kathy Czarnecki, Frank Farina, Renee Meyer, Trevor Tuller

Absent:

Motion Failed

Motion by Randy Warunek, supported by Frank Farina to keep 32325 Groesbeck Ave zoned Commercial General (CG) .

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

Nays: Kathy Czarnecki

Absent:

Motion Passed

Motion by Trevor Tuller, supported by Frank Farina to change 16222 15 Mile Rd and the Church and cemetery properties to CN

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

Nays:

Absent:

Motion Passed

Motion by Trevor Tuller, supported by Frank Farina to leave the 17801 E 14 Mile Rd Faurecia property as General Industrial (GI) and leave the rest of the proposed changes to the Industrial District

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

Nays:

Absent:

Motion Passed

Motion by Randy Warunek, supported by John Keil to zone the entire Warfield Greens Golf Course area that is currently split into Commercial General.

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

Nays:

Absent:

Motion Passed

Motion by Trevor Tuller, supported by Randy Warunek Motion to keep the existing zoning of the 6 parcels as RM. The parcels are in relation to 34600 Hayes Rd up to the CM corner and not transition them to RM

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

Nays:

Absent:

Motion Passed

Motion by Trevor Tuller, supported by Frank Farina to allow single family homes as a special land use in the Commercial Business District

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

Nays:
Absent:

Motion Passed

Motion by Frank Farina, supported by Trevor Tuller to recommend the new zoning ordinance to City Council for consideration and approval

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

Motion Passed

8. Public Communication on Non-Agenda Items

Marilyn Lane wants clarification on the uses of RECREATION zoning classification

9. Monthly Report

April 2026

a. Monthly Report — April

Dan Commer from McKenna presented the monthly report to Council

10. Zoning Board of Appeals Member Liaison Report

Commissioner Farina mentioned that Sheetz is quickly approaching final occupancy approval
Birdies and Brews is going to request a parking variance

11. Commissioners' Comments and Items of Interest/Concern

Barr - none

Czarnecki - none

Farina - none

Keil - none

Meyer - none

Tuller - GO PISTONS!

Warunek — Welcome Dan Commer to your first official meeting

Dan Commer congratulated the Council on making the new Zoning Ordinance recommendation to Council and gave Lauren Sayre credit for all her hard work on the project.

Bob Logan informed PC of Sheetz official opening date

12. Adjournment

Motion by John Keil, supported by Renee Meyer to Adjourn.

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

Nays: None

Absent:

Motion Passed

Meeting adjourned at 9:16PM

Respectfully Submitted:

Michael T. Lesich, Mayor
City of Fraser

August R. Gitschlag, City Clerk
City of Fraser



MCKENNA

Memorandum

TO: Fraser Planning Commission
FROM: Dan Commer, AICP
SUBJECT: **32540 Utica Rd. – Commercial Parking Review**
DATE: July 15, 2026

The applicant, Anthony Jennings, on behalf of AJs Appliance Repair & HVAC, is proposing to convert the former Hallmark Glass building at 32540 Utica Road (Parcel # 14-06-229-014) into an HVAC showroom and repair facility with storage and office space. The 3,076 square foot building has a gross floor area of 2,572 square feet and is located on a 0.16-acre parcel in the Commercial Neighborhood district (CN). The proposed use is a principally permitted use in the district. The site is currently existing nonconforming in several aspects: minimum lot size, parking area in front of the building, an existing nonconforming driveway approach along Utica Road, and a secondary driveway approach on the southern side of the parcel along Josephine Avenue. The applicant is proposing to remove the existing parking area asphalt and construct a new parking lot to the north of the building with 6 parking spaces, including one barrier free van accessible parking space, an ADA ramp, 7-foot-wide interior sidewalk, and a 500 square foot loading zone.

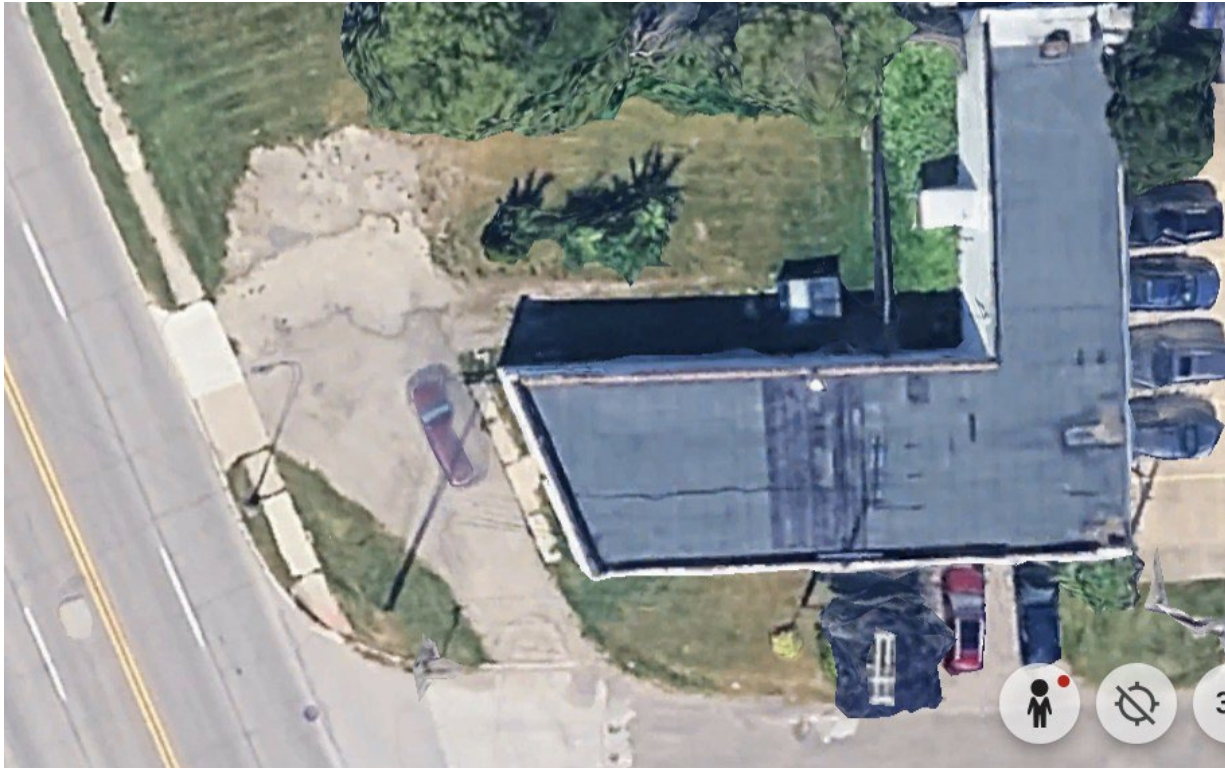


Existing Conditions: Google Streetview, 2025

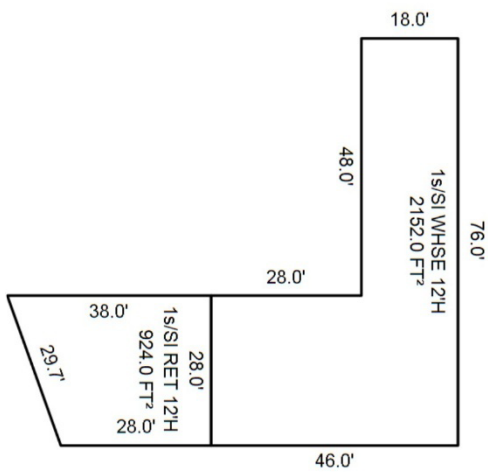
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(Google Aerial View, 2026)



(Macomb County Parcel Viewer, 2026)



(Parcel Data – Regrid.com)



ZONING ORDINANCE REVIEW

Per Section 32-103, construction, use or establishment of a parking area require approval by Planning Commission.

Per Section 32-50, non-residential driveways require approval by Planning Commission, and any other applicable agency.

Sec. 32-103: Submission Requirements (a) a site plan shall be submitted for review and approval by the planning commission whenever one or more of the following conditions apply: (2) for the construction, use or establishment of a parking or storage area.

Sec. 32-103: Submission Requirements (b) All site plans submitted for consideration shall be prepared in accordance with the following:

- (2) Building plans.
- (c) Dimensioned floor plans.
- (4) Environmental features.
- (g) Trash receptacles and method of screening.
- (h) Site lighting details (location, height, type, intensity and shielding).

Sec. 32-50: Nonresidential driveways, entrances and exits shall be subject to approval by the applicable agency and by the planning commission after considering the effects on surrounding property, pedestrian and vehicular traffic and the movement of emergency vehicles (also see section 32-31).

We have reviewed the proposed driveway against applicable ordinance standards below. Outstanding or non-compliant items are **bolded and underlined**.

1. Building Plans

Per Sec. 32-103(2)(c), the required site plan shall include dimensioned floor plans to determine basis for parking calculations. **The applicant shall provide dimensioned floor plans that provide basis for parking calculations on subsequent submittal.**

2. Environmental Features

Per Sec. 32-103(4)(g), the required site plan shall include trash receptacles and method of screening. **The applicant shall provide location details of any proposed trash receptacles and any required screening on subsequent submittal.**

Per Sec. 32-103(4)(h), the required site plan shall include lighting details including location, height, type, intensity, and shielding in accordance with Sec. 32-86 of the zoning ordinance. **The applicant shall provide a lighting plan on subsequent submittal.**

3. Parking

The proposed use is an HVAC showroom with related accessory warehouse, repair, and office space, therefore, one (1) space, per five hundred (500) square feet floor area of showroom space, plus one (1) space for each one thousand (1,000) square feet of floor area used in processing or storage, and one (1) space for each one hundred fifty (150) square feet of gross office space.

Parking Summary: (**provide basis for calculation**)

Showroom = 602 sf/500 sf = 2 spaces
Storage = 1,419 sf / 1000 sf = 2 spaces
Office space = 131 sf/ 150 sf = 1 space

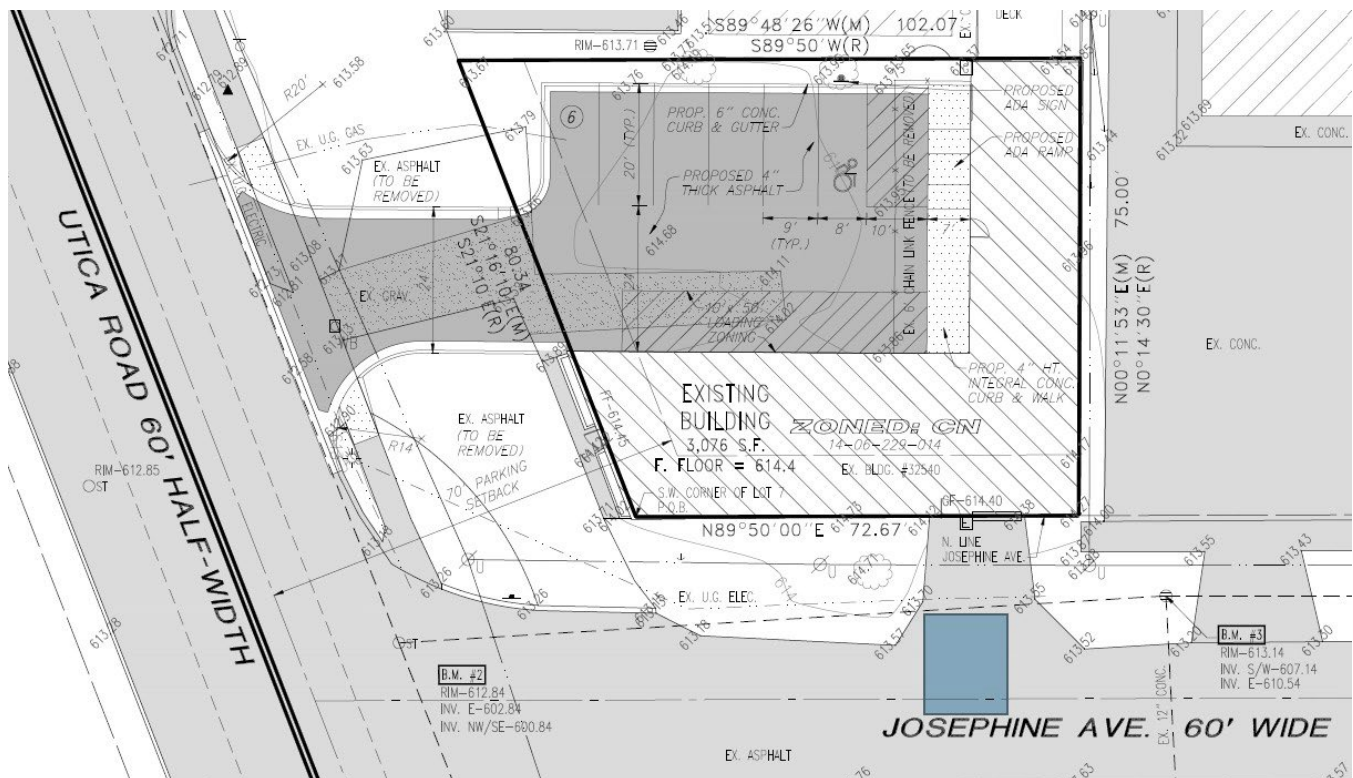


The proposed site plan creates 6 parking spaces, including 1 barrier free space which appears to comply. The stall dimensions and maneuvering lane are compliant with Sec. 32-94. **The applicant shall provide dimensioned floor plans that provide basis for calculations on subsequent submittal.**

4. Ingress and Egress

Per Sec. 32-94(15), adequate ingress and egress to the parking lot by means of clearly limited and defined paved drives shall be provided for all vehicles. All parking areas shall be provided with an entrance and exit from the abutting public thoroughfare. Such entrance and exit may be combined as one, which shall be thirty (30) feet in width. The number of driveways permitted for each site shall be determined by the planning commission as part of site plan review. In making this determination, consideration shall be given to the following factors: the location of driveways on adjacent sites and across the street, turning movements and traffic volumes. The location of each such entrance and exit shall be submitted for approval of the Macomb County Road Commission.

The proposed two-way driveway is 24 feet, which is less than the required 30 feet. There is an existing two-way non-conforming driveway that is 24 feet, however, the ordinance specifies that Planning Commission shall determine the number of driveways permitted but does not give Planning Commission the authority to waive or alter the dimensional requirements. **The applicants shall obtain a variance for the driveway width or submit a compliant plan with the two-way driveway width equaling 30 feet or greater.**





OTHER AGENCY REVIEW

Public Safety

No concerns noted.

Engineering Review Attached

Engineering commented:

- The proposed site plan does not detail storm sewer or proposed drainage for the parking lot addition.
- The proposed driveway is located in the right of way of Utica Road, under the jurisdiction of the Macomb County Department of Roads. During the engineering phase the plans are required to be reviewed by the Macomb County Department of Roads and will require a permit.

RECOMMENDATION

The proposed project would allow a vacant building on a visible road to be put back to productive use and improves an existing non-conforming site. We recommend approval of the preliminary site plan with the conditions that:

1. *The applicant shall provide dimensioned floor plans that provide basis for parking calculations on subsequent submittal.*
2. *The applicant shall provide location details of any proposed trash receptacles and any required screening on subsequent submittal.*
3. *The applicant shall provide a lighting plan on subsequent submittal.*
4. *The applicants shall obtain a variance for the driveway width or submit a compliant plan with the two-way driveway width equaling 30 feet or greater.*
5. *The applicant shall obtain approval of the Macomb County Road Commission to make improvements in the public Right-of-Way.*

Please feel free to contact us with any questions. We look forward to discussing this matter at the August 5, 2026 Planning Commission meeting.

Respectfully submitted,

Dan Commer, AICP
Senior Planner



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | www.aewinc.com

July 10, 2026

Bob Logan, Building Department Manager
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

Reference: **Site Plan Review**
32540 Utica Road
AEW Project No. 0190-0549

Dear Mr. Logan:

We have completed our review of the above referenced site plan and offer the following comments:

Utilities

1. The proposed site plan does not detail storm sewer or proposed drainage for the parking lot addition.
2. Storm sewer located along Utica Road is under the jurisdiction of the Macomb County Department of Roads. During the engineering phase the plans are required to be reviewed by the Macomb County Department of Roads.
3. Private storm sewer is located on the southern property line of 32560 Utica Road.

General

1. The proposed driveway is located in the right of way of Utica Road, under the jurisdiction of the Macomb County Department of Roads. During the engineering phase the plans are required to be reviewed by the Macomb County Department of Roads and will require a permit.
2. Proposed on site pavement, curb and gutter and sidewalk shall conform to the City of Fraser's Standard Paving Details.
3. The westernmost parking stall is partially located within the 70' parking set back. A variance may be required.
4. The proposed ADA parking stall and ramps must conform to current standards. The ADA parking stall must be van accessible and signed accordingly.
5. A street light pole and guide wire are located near the proposed driveway, owned by DTE.

We are available to answer any questions related to the review comments.

Sincerely,

Ashley Carpenter

Ashley M. Carpenter, PE
Project Manager

cc: Dan Commer, McKenna
 Rob Barrett, DPW Superintendent

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MCKENNA

Monthly Planning & Zoning Report

For May 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. Final Certificate of Occupancy is still pending.
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.

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235 East Main Street
Suite 105
Northville, Michigan 48167

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PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
<i>SLU 25-02 33341 Kelly Road Complete Auto Care</i>	To obtain special land use approval to allow an automobile heavy repair garage in an "IR – industrial restricted" zoning district.	The PC conditionally approved the SLU at the July 21, 2025 meeting. PC approved their site plan at the September 3, 2025 meeting.
<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>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>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 postponed the following variances at the March 5, 2026 meeting. The ZBA will review these variance requests at the May 7, 2026 meeting. The ZBA postponed the public hearing to approve or deny the request for variances at the May 7, 2026 meeting.
<i>City of Fraser Zoning Ordinance Update</i>	To consider the proposed citywide zoning ordinance update and make recommendation to City Council for adoption.	The Planning Commission recommended approval of the Zoning Ordinance update, with revisions, to City Council at the May 6, 2026 meeting.

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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