



City of Fraser

Building & Code Enforcement Department

AGENDA

**CITY OF FRASER, MICHIGAN PLANNING COMMISSION
MUNICIPAL BUILDING ~ 33000 GARFIELD ~ PHONE: 586-293-3100
WEDNESDAY, SEPTEMBER 5TH, 2018 at 7:00pm**

- 1. Call Meeting to Order/Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes: JULY 16TH AND AUGUST 1ST, 2018**
- 5. Public Hearings:**
 - A. Zoning Ordinance Amendments – Chapter 32 – Various Sections:**
 - i. Amendment to Section 32-3 of Article II to add Definitions, Section 32-153 of Article XII and Section 228 of Article XIV to Grant Authority to City Council, Section 32-261 of Article XVI to Provide Standards and Procedures as provided for under PA 110 of 2006, the Zoning Enabling Act
 - ii. Amendment to Section 32-44 of Article III, Section 32-228 of Article XVI, Section 32-246, 248 and 250 of Article XV to Authorize the Implementation of Reasonable Conditions Upon Issuance of Certificates of Occupancy
 - iii. Amendment to subparagraph (4) a. 1 of Section 32-123 of Article IX to Amend the Limitation on Number of Stories of Multiple Family Residential Buildings
 - iv. Amendments to Various Other Provisions of the Zoning Ordinance to Make Technical Corrections Deemed Appropriate by the City Administration, Planning Commission, Zoning Board of Appeals or City Attorney
 - B. Nonconforming Class A Request by 32230 Garfield, JMJ Building Co, Spec Industrial Building**
 - C. Nonconforming Class A Request by 33300 Utica, St. Joseph Mercy, Fraser Villa**
- 6. Unfinished Business:**
 - A. Tabled Item: #05-18SP/ ARTAN GJOKA / 18380 MALYN BLVD / CONSTRUCT A NEW BUILDING USING EXISTING FOOTINGS IN THE IC – INDUSTRIAL CONTROLLED ZONING DISTRICT
 - B. Tabled Item: #06-18SP / JOE VITALE – JMJ BUILDING / 32230 GARFIELD / REPLACE DEMOLISHED PORTION OF BUILDING WITH PARKING IN THE IR – INDUSTRIAL RESTRICTED ZONING DISTRICT
 - C. Tabled Item: #07-18SP / STEPHEN VECCHI / 33300 UTICA RD / ST. JOSEPH MERCY, FRASER - FRASER VILLA SENIOR COMMUNITY CENTER ADDITION AND GENERATOR REPLACEMENT IN THE RH - RESIDENTIAL HIGH ZONING DISTRICT

7. Site Plans, Sign Reviews and others Reviews:

- A. #08-18SP / DEBORAH SMITH / 33672 DOREKA – EDRICH PRODUCTS, INC. / PROPOSED ADDITION TO EXISTING INDUSTRIAL BUILDING IN THE “IC” – INDUSTRIAL CONTROLLED ZONING DISTRICT

8. New Business:

A. Zoning Ordinance Amendments – Chapter 32 – Various Sections:

- i. Consideration of Amendment to Section 32-3 of Article II to add Definitions, Section 32-153 of Article XII and Section 228 of Article XIV to Grant Authority to City Council, Section 32-261 of Article XVI to Provide Standards and Procedures as provided for under PA 110 of 2006, the Zoning Enabling Act
- ii. Consideration of Amendment to Section 32-44 of Article III, Section 32-228 of Article XVI, Section 32-246, 248 and 250 of Article XV to Authorize the Implementation of Reasonable Conditions Upon Issuance of Certificates of Occupancy
- iii. Consideration of Amendment to subparagraph (4) a. 1 of Section 32-123 of Article IX to Amend the Limitation on Number of Stories of Multiple Family Residential Buildings
- iv. Consideration of Amendments to Various Other Provisions of the Zoning Ordinance to Make Technical Corrections Deemed Appropriate by the City Administration, Planning Commission, Zoning Board of Appeals or City Attorney

B. Consideration of Nonconforming Class A Request by 32230 Garfield, JMJ Building Co, Spec Industrial Building

C. Consideration of Nonconforming Class A Request by 33300 Utica, St. Joseph Mercy, Fraser Villa

9. Old Business:

- A. #01-15SP / GARDEN INN MOTEL / 32524 GROESBECK HWY / MODIFICATION TO SITE
- B. Update from City Attorney and City Planner regarding potential dates for Joint Training Session for Planning Commission and Zoning Board of Appeals.

10. Commissioners Comments/Concerns/ZBA Liaison

11. Public to be Heard

12. Adjournment

08/15/2018

The City of Fraser will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon four days’ notice to The City Clerk’s Office, at (586) 293-3100, ext. 110