CITY OF FRASER
ZONING BOARD OF APPEALS
THURSDAY, MAY 3RD, 2012 ~ 7:00 PM
MINUTES

Present: Chairman Stimac, Members: Calabrese, Chimenti, Farina, Fiore and Hinkle and Logan

Excused Absence:

Also Present:

Tim Tomlinson	City Attorney
Randy Warunek	Building Official
Kelly Dolland	Recording Secretary

1. Call Meeting to Order

Chairman Stimac called the meeting to order at 7:02 pm

2. Roll Call

Chairman Stimac	Pres.
Members:	
Calabrese	Pres.
Chimenti	Pres.
Farina	Pres.
Fiore	Pres.
Hinkle	Pres.
Logan	Pres.

3. Approval of Agenda ~ Regular Meeting MAY 3RD, 2012

Motion by Member **FARINA** Support by Member **CALABRESE**

TO: APPROVE the agenda of the MAY 3RD, 2012 as SUBMITTED

AYES **7** NAYS **0** MOTION CARRIED

4. Approval of Minutes:

a. Regular Meeting FEBRUARY 2ND, 2012

Motion by Member **FARINA** Support by Member **CALABRESE**

TO: APPROVE the Minutes of FEBRUARY 2ND, 2012 as Amended

AYES **7** NAYS **0** MOTION CARRIED

5. Formal Statement

Chairman Stimac gave a formal statement relative to the powers of the Zoning Board of Appeals and the facts and conditions for granting appeals.

6. Unfinished Business: NONE

CITY OF FRASER
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7. Public Hearing:

a. #02-12ZBA / CORVUS DEVELOPMENT INTERESTS, LLC (FAURECIA) / 17085 MASONIC / TO ALLOW FOUR, 45-FOOT HIGH, RAW-MATERIAL **STORAGE SILOS WHERE A MAXIMUM HEIGHT OF 35 FEET IS ALLOWED FOR EACH.**

ADMINISTRATIVE STATEMENT OF FACTS:

In the past year, Faurecia has expanded their operations from their factory on Fourteen Mile to include the old 248,000 square-foot Cadence building at 17085 Masonic Boulevard. They have recently finished extensive improvements to the factory area and completely rebuilt the offices, lunchroom and restroom areas. The outside look of the building has been cleaned-up with a white color, and much of the exterior concrete has been replaced, with more planned for the immediate future.

The Petitioner is now proposing to add four 45-foot high silos on the west side of the factory, to the north end. These would hold the raw materials necessary for their manufacturing process. The addition of these and two cooling towers to the property's **site plan was approved at the Planning Commission meeting on Thursday, April 26, 2012, last week. However, this approval was contingent upon the granting of a height variance on the silos by the Zoning Board of Appeals.**

The property is located in the "IC - **Industrial** Controlled" **zoning district and, per Section 32-144 (4) (a) of Fraser Zoning Ordinance, the maximum allowable height of structures on the property is 35 feet. The petitioner feels that this restriction would place a practical difficulty on their business operations. The equipment used for their manufacturing process inside of the building requires the silos to be installed at this exterior location. If shorter silos are used, more silos would be required to house the material demands. More silos at this location would increase ground requirements that are not there without blocking fire lanes and emergency exit paths that are necessary on this side of the building**

The Petitioner is now present and requesting a variance to Section 32-144 (4) (a) to allow four 45-foot high storage silos in the "IC - **Industrial -** Controlled" **zoning district. This would result in a 10-foot variance to the maximum allowable height of 35 feet.**

Petitioner present: Ken Bundry and Andy Werner representing Faurecia provided a slide show presentation indicating the N.W. corner location of the property for silo. They are approximately 450 ft. from the residential property. There is a berm of the north end of the property

Member Farina asked why you are not choosing a wider silo verse taller silo. ~ there is limited access to the area, if Faurecia goes wider it will limit the emergency route for emergency vicheles to enter that area of the property and cannot expand the property because of the drain that runs along that side of the property.

Member Farina asked what if the variance was denied what Faurecia would do. ~ Would hold of the installing our materials handling system for the injection mold line. Why would you not have more deliveries? ~ It's much more cost effective.

Member Calabrese suggested arborvitae or spruce trees atop of the berm to disguise the plant. ~ Currently being investigated and have a couple proposals from landscape companies.

Member Farina asked what the decibels were that came off the silos**, ~** at the silo location range from 500 = 81 decibels, 100 Hz = 88.8, 2000 = 95, 4000 = 100.at the silos. At 76ft from the silos it dropped down to 72 decibels, 80, 88 and 89. On a regular day without any silos, the reading was 53.4, 59.5, 54.6 and 42.2.

Chairman Stimac asked where the decibel reading was taken ~ the readings were taken from the Faurecia 14 mile rd. location at a 90 degree angle.

Public to be Heard ~ No one to be heard.

Member Farina made a motion to approve a maximum 45foot high silo with the contingency that they plant 6-8 foot high arborvitaes on the berm, this approval is based on the hardship that there is not enough sufficient room to make the silos wider than it is to make them taller.

Member Farina amended the motion to include; approve the height variance to a height of no greater that 45 feet for the silos, 6foot high arborvitae or pine trees be planted on the berm in a way to define any sounds

and or obscure the view as approved by the building director.

Mr. Warunek stated he will approve the arborvitaes or pine tree with the City Planner Patrick Meagher.

Chairman Stimac noted the insulation of the silos is in access of the 450 feet from the residential structures.

Motion to amend motion Member **FARINA,** Second by Member **CALABRESE**

AYES 7 NAYS 0 MOTION CARRIED

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Motion as amended by Member **FARINA**, Support by Member **CALABRESE**

TO: APPROVE / #02-12ZBA / CORVUS DEVELOPMENT INTERESTS, LLC (FAURECIA) TO ALLOW FOUR, 45-FOOT HIGH, RAW- **MATERIAL STORAGE SILOS WHERE A MAXIMUM HEIGHT OF 35 FEET IS ALLOWED FOR EACH**

With the following stipulations:

1. Height of the silo not to exceed 45ft.
2. 6 foot tall arborvitaes or pine trees to be planted on berm

AYES **7** NAYS **0** MOTION CARRIED

8. New Business of the Board:

a. Approval of the 2012 Zoning Board of Appeals Calendar

Motion by Member **CALABRESE**, Support by Member **CHIMENTI**

TO: APPROVE the 2012 Zoning Board of Appeals Calendar with the July 2012 meeting date July 19th, 2012.

AYES **7** NAYS **0** MOTION CARRIED

9. Old Business to the Board: NONE

10. Public to be heard:

Chairman Stimac welcomed new Zoning Board Member Robert Logan.

Mr. Warunek stated he will organize a Commission member training session with City Planner Patrick Meagher.

Chairman Stimac stated former ZBA Richard Gartin passed away last month; our condolences go out to his family.

11. Adjournment

TO: Adjourn the meeting of the **MAY 3RD, 2012 at 7:56pm**

Motion by Member **CALABRESE**, Support by Member **FARINA**

AYES **7** NAYS **0** MOTION CARRIED

THE MOTION WAS CARRIED UNANIMOUSLY.

VINCE CALABRESE, ZBA Secretary

Building Department Director

Audience members:

Dave Stouder