



City of Fraser

Building & Code Enforcement Department

AGENDA

CITY OF FRASER ZONING BOARD OF APPEALS – (VIRTUAL MEETING)

MUNICIPAL BUILDING ~ 33000 GARFIELD ~ PHONE: 586-293-3100

THURSDAY JUNE 3, 2021 at 7:00pm

1. Call Meeting to Order/Pledge of Allegiance

2. Roll Call

3. Approval of Agenda

4. Formal Statement by the Chair

5. Old Business (Postponed Cases)

A. APPEAL #20-02: VARIANCE REQUEST / BEST TIRES WALL SIGN

BY REASON OF: SECTION 32-85-2.E. OF THE FRASER ZONING ORDINANCE APPLIES TO WALL SIGNS IN THE IC INDUSTRIAL CONTROLLED ZONING DISTRICT.

PURPOSE OF REQUEST: TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARD TO EXCEED THE BUILDING WALL SIGN ALLOWABLE AREA BY APPROXIMATELY 28 SQUARE FEET (60 SQUARE FEET REQUESTED; 32 SQUARE FEET ALLOWED).

PROPERTY IN QUESTION: 33733 GROESBECK HIGHWAY, FRASER MICHIGAN, 48026.

6. Public Hearings (None)

7. New Business of the Board

A. Discussion Regarding Transition Back to In-Person Meetings

8. Unfinished Business of the Board (None)

9. Planning Commission Liaison Member Report

10. Public Participation

11. Approval of Minutes: May 6, 2021

12. Members' Comments and Items of Interest

13. Adjournment

NOTICE OF VIRTUAL MEETING

The Michigan Department of Health and Human Services issued an order on May 6th, 2021, that limits indoor gatherings at non-residential venues, and the Michigan Department of Labor and Economic Opportunity issued emergency rules regarding remote work by employees when feasible. In addition, the City of Fraser has declared a local state of emergency, due to the ongoing COVID-19 pandemic. To ensure against violating the indoor gathering restrictions, and in the interest of achieving the goal expressed in the MDHHS order and the MDLEO rules to protect the public health, particularly during a local state of emergency, the Fraser Zoning Board of Appeals will meet electronically on **June 3, 2021** in accordance with the Open Meetings Act, using Zoom for videoconferencing and public access.



City of Fraser

Building & Code Enforcement Department

This notice is required to ensure that those wishing to observe and/or participate in the meeting have the opportunity to do so. The public can participate via the Zoom application, internet access via the Zoom website, and/or via telephone using the Zoom telephone number and meeting ID. The public will be able to hear Zoning Board of Appeals members and will be permitted to speak for up to five minutes during the public participation portion(s) of the agenda. Please note that callers/viewers will automatically be muted, and must remain muted until called upon to speak by the Chair. Written comments will be accepted prior to the date and time (no later than 4:30pm on the day of the meeting) by the Building Department at zoning@micityoffraser.com, which is the method by which members of the public may contact members of the public body to provide input or ask questions on any business that will come before the public body at the meeting. Public Hearing comments will be heard during any Public Hearing that is conducted during the meeting, and other comments will be heard or reviewed during public participation. In the event of a change in the status of statewide or local states of emergency, the Zoning Board of Appeals meeting may be changed from a remote meeting to a live in-person meeting to be held at Fraser City Hall, 33000 Garfield Road, Fraser, MI 48026, on the same date and at the same time. The City will post notice of any change in method of conducting the meeting from a remote meeting to an in-person live meeting, and/or any change in the meeting place for this meeting, to the City's website at www.ci.fraser.mi.us. Interested parties should periodically check for such changes or contact the City Clerk's Office at (586) 293-3100.

Pertinent information relating to the proposed variance requests may be reviewed at the Fraser Building Department during regular business hours which are 8:00 a.m. to 4:30 p.m., Monday through Friday at the Fraser City Hall, 33000 Garfield Road, Fraser, Michigan. Questions regarding the appeals can be directed to the Planner, c/o Building Department at 586-293-3100, extension 153. Written comments may be submitted to the Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or by email to the Building Department at zoning@micityoffraser.com up to 4:30 p.m. of the meeting date.

ZOOM MEETING DETAILS

Topic: Fraser Zoning Board of Appeals June 3, 2021

Time: Jun 3, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83341748999>

Meeting ID: 833 4174 8999

Passcode: 579075

One tap mobile

+13126266799,,83341748999# US (Chicago)

+19292056099,,83341748999# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 833 4174 8999

Find your local number: <https://us02web.zoom.us/j/83341748999>

5.

A. APPEAL #20-02: VARIANCE REQUEST / BEST TIRES WALL SIGN

Contents:

1. Supplemental Administration Memorandum
2. Site Photograph and Neighboring Sign Information
3. Administration Review (Dated April 27, 2021)

Additional Applicant Materials:

4. Application
5. Photographs



MCKENNA

May 25, 2021

Hon. Members of the Zoning Board of Appeals
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

SUBJECT: ZBA REPORT SUPPLEMENT

#21-02 VARIANCE REQUEST / BEST TIRES WALL SIGNAGE

APPLICANT: NEW GENERATION SIGNS ON BEHALF OF BEST TIRES

**SECTION: SECTION 32-85-2.B. AND SECTION 32-85-2.E. OF THE FRASER ZONING ORDINANCE
APPLY TO WALL SIGNS IN THE IC INDUSTRIAL CONTROLLED ZONING DISTRICT.**

LOCATION: 33733 GROESBECK, FRASER MICHIGAN, 48026

**REQUEST: TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS, SPECIFICALLY:
TO EXCEED THE BUILDING WALL SIGN ALLOWABLE AREA BY APPROXIMATELY 28
SQUARE FEET (60 SQUARE FEET REQUESTED; 32 SQUARE FEET ALLOWED)**

Dear Members of the Zoning Board of Appeals:

At its meeting on May 06, 2021, the Board voted to postpone request #21-02 by New Generation Signs for a variance at 33733 Groesbeck Highway, to allow the applicant to confer with their client, Best Tires, on the total signage package proposed for the building, to the next regularly scheduled Zoning Board of Appeals meeting on June 3, 2021.

The applicant confirmed via email on 5/19/21 the intent of the variance request, that is – to exceed the building wall sign allowable area by approximately 28 square feet (60 square feet requested, 32 square feet allowed). This means the request is for the “Best Tires” wall sign only. The applicant provided an application documenting the request, as well as photos for your consideration. These are enclosed with this memo.

For your reference, we have included the following information with this memo:

Administration-Provided Information:

- A reference photo of the building façade (taken 5/26/21).
- Information regarding the ‘Finish Master’ Sign located on the adjacent tenant space.
- Our original review letter describing the facts of the case (dated April 27, 2021)

Applicant-Provided Information:

- Application with written basis of request
- Photographs of Existing Building

Please let me know if you have any questions. We will attend the ZBA meeting on June 3, 2021.

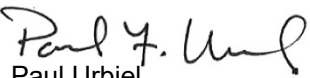
HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
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Respectfully,


Paul Urbiel
Senior Planner

Cc: Applicant

City of Fraser:
City Manager,
Building Official,
City Attorneys

33733 / 337335 Groesbeck Highway





MCKENNA

April 27, 2021

Hon. Members of the Zoning Board of Appeals
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

SUBJECT: ZBA REPORT

#21-02 VARIANCE REQUEST / BEST TIRES WALL SIGNAGE

APPLICANT: NEW GENERATION SIGNS ON BEHALF OF BEST TIRES

**SECTION: SECTION 32-85-2.B. AND SECTION 32-85-2.E. OF THE FRASER ZONING ORDINANCE
APPLY TO WALL SIGNS IN THE IC INDUSTRIAL CONTROLLED ZONING DISTRICT.**

LOCATION: 33733 GROESBECK, FRASER MICHIGAN, 48026

**REQUEST: TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS, SPECIFICALLY:
TO EXCEED THE BUILDING WALL SIGN ALLOWABLE AREA BY APPROXIMATELY 28
SQUARE FEET (60 SQUARE FEET REQUESTED; 32 SQUARE FEET ALLOWED)**

Dear Members of the Zoning Board of Appeals:

We have reviewed the above referenced application for a sign permit, and – as it does not meet the requirements of the code - have prepared the following report. The report identifies the relevant facts about the property and the proposal. The report also provides our professional opinion about how the relevant sections of the ordinance that guide the ZBA's decisions apply to this requested variance.

VARIANCE REQUEST SUMMARY

Best Tires, located at 33733 Groesbeck Highway is proposing to:

1. Mount a 60 square foot wall sign on the east façade of their tenant space fronting Groesbeck Highway.

The total amount of requested square footage for the wall sign is approximately 60 square feet (15' x 4'). Best Tires is located within the IC, Industrial Controlled District, but is subject to the sign code's standards for "*Office and Neighborhood Commercial Districts*".

Section 32-85-2.B notes that a total of 32 square feet is permitted for a wall sign located on a tenant space within the office or neighborhood commercial districts. Therefore, Best Tires is requesting a variance of 28 square feet.

ADMINISTRATIVE FACT STATEMENTS

The site on which the applicant operates their business is located on Groesbeck Highway near the intersection of Groesbeck Highway and Kelly Road in a multi-tenant building, shared with FinishMaster Incorporated. The front of the building faces Groesbeck Highway and the Best Tires spaces includes approximately 45 feet of storefront width (the whole building is approximately 78 feet wide).

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
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ZONING BOARD OF APPEALS VARIANCES AND BOARD ACTION RESTRICTIONS

The ZBA is a body of limited powers. §32-228 explains how Fraser administers variance requests. Where there are practical difficulties or unnecessary hardships in the way of enforcing the zoning ordinance, the ZBA may grant appeals to vary or modify zoning provisions that apply to dimensional standards.

The ZBA's actions must uphold the zoning ordinance, secure public safety, and provide substantial justice for all property owners. The ZBA must consider whether the property in question has practical difficulty, like geographical or topographical conditions that impair its improvements without the modifications requested.



The ZBA must find evidence of EACH of the following facts in §32-228(a)(2) to grant a variance.

Our comments related to the proposal follow each clause in **bold**.

- a. That there are exceptional or extraordinary circumstances or conditions applying to the property in question or as to the intended use of the property that do not apply generally to other properties in the same zoning district.

Prior to this review, the applicant mounted the non-compliant wall sign on the building. The subject site is not located on a corner lot and appears to be similarly situated to other properties along the Groesbeck Highway corridor.

- b. That such variance is necessary for the preservation and enjoyment of a substantial property right like that possessed by other properties in the same vicinity. The possibility of increased financial return shall not of itself be deemed enough to warrant a variance.

Other properties surrounding the subject site are largely zoned IR, Industrial Restricted or IC, Industrial Controlled. A small area of several parcels located at the south corner of Groesbeck Highway and Kelly Road – across the street from the subject site – are zoned CG, Commercial General. The three parcels zoned CG across Groesbeck Highway from the subject site do not have any wall mounted signage. However, it should be noted that the adjoining FinishMaster tenant space includes a wall mounted sign on the building fronting Groesbeck Highway.



- c. That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest.

The authorizing of such variances will likely not be of substantial detriment to adjacent properties. Specifically, the Zoning Board of Appeals may consider light and visual impacts of the subject proposal.

- d. That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.

The situation could be applicable for other corner industrially-zoned lots with commercial uses.

- e. That the modification to setback, location, site or building requirements is sponsored by the Planning Commission for a specific proposal that benefits the City by providing better design or efficient use of the site or results in a more creative development (all fees to be paid by the applicant).

The Planning Commission did not sponsor this proposal as a part of a site plan and/or special land use approval.

- f. That phasing of required site plan improvements may be warranted because the cost of such improvements is relatively high in relation to the total cost of the applicant's development or addition. Planning Commission recommendations shall be required, together with a financial security in the amount of the deferred improvements.

The applicant cannot meet the zoning ordinance's standards through phasing or deferment; therefore, the scenario in subsection f. does not apply.

CONCLUSIONS

Given the application review as noted above, McKenna recommends the following criteria to be taken into consideration:

1. If approved, the amount of wall signage located on the subject site will exceed the permitted square footage allotted for tenant spaces by approximately 28 square feet (32 square feet allowed, 60 square feet requested).

Please let me know if you have any questions. We will attend the ZBA meeting on May 6, 2021.

Respectfully,

Danielle Bouchard
Senior Planner

Cc: Applicant
City Manager
Building Official
City Attorneys



CITY OF FRASER
APPLICATION FOR APPEAL
ZONING BOARD OF APPEALS

Office Use Only

APPEAL # _____

DATE OF MTG. _____

DATE REC'D _____

RECEIPT #: _____

CIRCLE ALL THAT APPLY:

VARIANCE

APPEAL

TEMPORARY

INTERPRETATION

GENERAL LOCATION OF PROPERTY:

ADDRESS 33733 GROESBECK CROSS STREETS: KELLY RD.

LEGAL DESCRIPTION (Lot number, subdivision, metes/bounds or attach on a separate sheet):

03-11-32-427-003

BASIS FOR REQUEST: (Hardship or practical difficulty imposed by Ordinance):

LARGER SIGN NEEDED ON ACCOUNT OF BUILDING SETBACK,
SPEED LIMIT ON GROESBECK, TREES ON FRONT OF PROPERTY,
BEST TIRES SIGN SIMILAR SIZE TO FINISH MASTER ON SAME WALL

SECTION OR ORDINANCE INVOLVED: SIZE OF SIGN PER IC ZONING

ZONING DISTRICT OF PROPERTY: IC

APPLICANT

NAME AND ADDRESSES OF PARTIES OF INTEREST AND/OR APPLICANT SETTING FORTH THE LEGAL INTEREST IN SAID PREMISES:

APPLICANT: ISIGNS + DESIGNS

ADDRESS: 11391 E. 8 MILE RD. WARREN, MI 48089

PHONE: (586) 759-5706 INTEREST: SIGN COMPANY

APPLICANT: FAST SIGNS

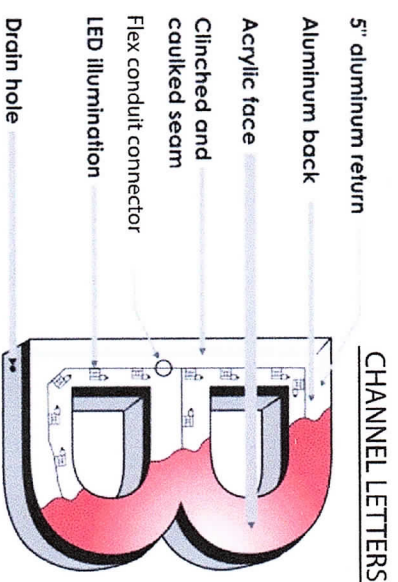
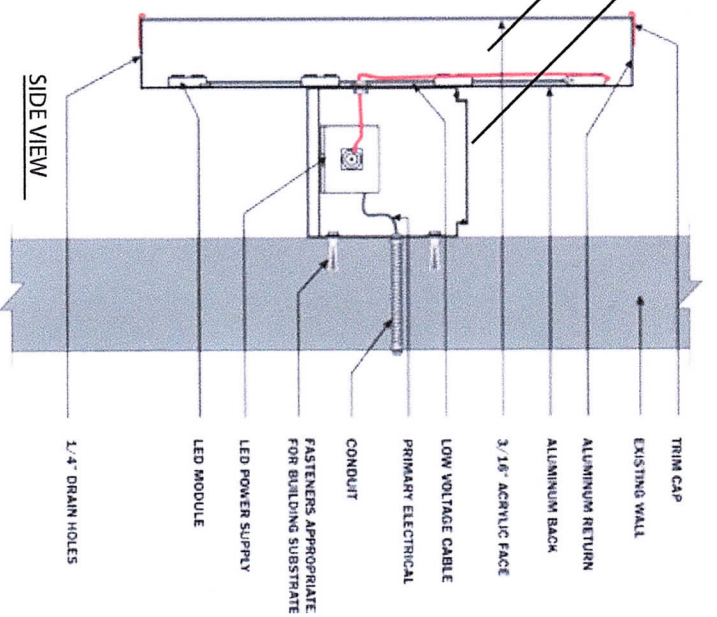
ADDRESS: 3957 BALDWIN RD. ARBURN HILLS, MI 48326

I (We) hereby request a hearing on the above-mentioned matter before the City of Fraser Zoning board of Appeals. The undersigned swear(s) the foregoing statements and answers herein contained and accompanied information and data are in all respects true and complete. I (we) grant permission to Members of the Zoning Board of Appeals and to the City of Fraser Administration to enter the land in order to view the outside premises in preparation for hearing our case.

Signature of Applicant: [Signature] Date: 5/20/21

Signature of legal property owner (if not applicant): _____ Date: _____

5" Raceway Depth
5" Channel Depth



BUILDING HEIGHT - 20'
BUILDING WIDTH - 45'

SIGN CLEARANCE - 15'
SIGN SQ.FT - 60

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3957 Baldwin Rd.
Auburn Hills, MI 48326

PROJECT NAME BEST TIRES

DATE 10/05/2020

CLIENT APPROVAL _____

PROJECT LOCATION 33733 Groesbeck Hwy, Fraser, MI 48026

LANDLORD APPROVAL _____









11.

Approval of Minutes: May 6, 2021

**CITY OF FRASER, MICHIGAN
ZONING BOARD OF APPEALS
THURSDAY, May 6, 2021 – 7:00PM
MINUTES DRAFT**

Present: Chairman Stimac; Members: Chimenti, Farina, Logan, Menendez, Burley

Excused Absence: Hunt (arrived at 7:29pm)

Also Present: Alyssa Albright, City Attorney (O'Reilly Rancilio)
Dylan Church, City Attorney (O'Reilly Rancilio)
Donald DeNault, City Attorney (O'Reilly Rancilio)
Paul Urbiel, City Planner (McKenna)
Danielle Bouchard, City Planner (McKenna)
Sarah Traxler, City Planner (McKenna)

1. Call Meeting to Order

Chairman Stimac called the meeting to order at 7:17 PM

2. Pledge of Allegiance

Roll Call Chairman, Stimac: Present (participating from Macomb County, City of Fraser, Michigan)
Member, Burley: Present (participating from Macomb County, City of Fraser, Michigan)
Member, Chimenti: Present (participating from Macomb County, City of Fraser, Michigan)
Member, Farina: Present (participating from Macomb County, City of Fraser, Michigan)
Member, Hunt: Absent (arrived at 7:29pm)
Member, Logan: Present (participating from Harris County, City of Houston, Texas)
Member, Menendez: Present (participating from Macomb County, City of Fraser, Michigan)

3. Approval of Agenda as presented - Regular Meeting of Thursday May 6, 2021

Motion by Member: MENENDEZ (TO APPROVE) **Support by Member:** FARINA

To: Approve the agenda of December 3, 2020 as presented.

AYES 7 (STIMAC, BURLEY, CHIMENTI, FARINA, HUNT, LOGAN, MENENDEZ)

NAYS 0

MOTION CARRIED

4. Approval of Minutes as amended – December 3, 2020

Motion by Member: MENENDEZ (TO APPROVE) **Support by Member:** LOGAN

To: Approve the December 3, 2020 minutes as amended.

AYES 7 (STIMAC, BURLEY, CHIMENTI, FARINA, HUNT, LOGAN, MENENDEZ)

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. Public Hearings:

A. Appeal 21-021, Variance Request / Happy's Pizza Wall Sign / 31896 Groesbeck Highway

DISCUSSION: BOUCHARD noted that the applicant is requesting to obtain variances from the City of Fraser Zoning Ordinance standards to exceed the building wall sign allowable area by approximately 25.3 square feet (57.3 square feet requested; 32 square feet allowed) and to exceed the number of

**CITY OF FRASER, MICHIGAN
ZONING BOARD OF APPEALS
THURSDAY, May 6, 2021 – 7:00PM
MINUTES DRAFT**

allowable wall signage (3 additional walls signs requested; 1 wall sign allowed). Section 32-85-2.D of the Zoning Ordinance permits a maximum sign area of 32 square feet and Section 32-85.S notes that tenant spaces in the CG, Commercial General, District are permitted a maximum of 1 wall sign.

STIMAC questioned if the proposed signs on the west side of the building were calculated as a combined sign (logo image and lettering combined), what the resulting square footage would be and how spaces in between are calculated. URBIEL noted that the Ordinance's definition of sign area notes that blank spaces between sign elements are included in the total area of the sign. The applicant has previously been approved for a singular Happy's Pizza sign on the north face of the building. FARINA questioned the administration what the hardship is for the application. TRAXLER noted that the analysis did not include any suggested findings for the hardship.

MARK ABRAHAM, applicant, noted that potential patrons of the Happy's Pizza store have a difficult time seeing where the building is located because of the high speeds along Groesbeck. BOUCHARD questioned the applicant if the building landlord approved the proposed signage on the west façade. ABRAHAM confirmed. JENNIFER from Global Signs noted that each proposed sign is 47.5 square feet (includes the logo and the Happy's Pizza lettering). The space in between the logo and the lettering is 10 inches.

The public hearing was opened at 7:52pm.

No public comment was received.

The public hearing was closed at 7:52pm.

BURLEY questioned the applicant regarding the basis for the request of the variances. ABRAHAM noted that new Happy's Pizza location is a new business, and motorists driving down Groesbeck Highway have trouble seeing where the business is located. FARINA questioned the applicant if it satisfies the signage need to approve a variance for 25.3 square feet, as advertised by the public hearing notice. ABRAHAM confirmed that the variance for 25.3 square feet on the west façade of the building will be pursued.

Motion by Member: FARINA

Supported by Member: CHIMENTI

To: Authorize variances for appeal 21-01 / Happy's Pizza Wall Sign / 31896 Groesbeck Highway, for an additional 25.3 square feet of wall signage and to allow a second wall sign on the building's west façade.

AYES: 4 (STIMAC, FARINA, CHIMENTI, LOGAN)

NAYS: 1 (BURLEY)

MOTION CARRIED (Member HUNT was not present at the vote)

B. Appeal 21-02, Variance Request / Best Tires Wall Sign / 33733 Groesbeck Highway

DISCUSSION: The applicant, Best Tires, is seeking a variance to exceed the maximum permitted building wall sign area by approximately 28 square feet. Section 32-85-2.D of the City's Zoning Ordinance permits 32 square feet for retail establishments in industrial districts, the applicant is requesting a variance from Ordinance standards to erect a 60 square foot sign.

BOUCHARD explained the variance application details as submitted by Best Tires. The site is zoned IC, Industrial Controlled. As per Section 32-85-2.D, a maximum of 32 square feet for a wall sign is permitted.

MENENDEZ noted that the application for the variance was not included in the packet. TRAXLER explained that the City accepts applications through the BS&A online system. The fees were paid and the online submittal was also received prior to the meeting.

**CITY OF FRASER, MICHIGAN
ZONING BOARD OF APPEALS
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FARINA inquired about the size of the sign on the adjacent tenant space. URBIEL confirmed that the existing sign at the adjacent tenant space is comparably sized to the proposed Best Tires sign. BURLEY noted that the existing building also has 2 additional signs not shown on the application, one sign is located above the garage on the site and the other sign is a phone number sign located between the windows on the front of the building.

The applicant, MARK GULLA, explained that the building has a large setback from Groesbeck Highway and it is difficult to see the location of the building from the road. Additionally, the applicant noted that the sign for Best Tires is proposed to be comparable size and character of the adjacent tenant space.

The public hearing was opened at 8:40pm.

No public comment was received.

The public hearing was closed at 8:40pm.

Motion by Member: LOGAN **Supported by Member:** BURLEY

To: Deny Appeal 21-02 Best Tires wall sign due to the number of additional signs already located on the site.

MOTION WAS NOT VOTED ON

Motion by Member: STIMAC **Supported by Member:** MENENDEZ

To: Postpone Appeal 21-02 to allow additional time for the applicant to confer with their client, Best Tires, on the total signage package proposed for the building, to the next regularly scheduled Zoning Board of Appeals meeting on June 3, 2021.

AYES: 6 (STIMAC, MENENDEZ, BURLEY, CHIMENTI, FARINA, LOGAN)

NAYS: 0

MOTION CARRIED (Member HUNT was not present at the vote)

C. Appeal 21-03, Variance Request / Commercial Vehicle Parking / 34861 Eberlein Drive

DISCUSSION: The applicant, homeowner at 34861 Eberlein Drive, is requesting a variance from Ordinance standards to park a commercial vehicle in the side yard of their residential property, in an unenclosed space. Section 28-109 of the City's Ordinance permits the Zoning Board of Appeals to grant variances in from the standards in Article VII, "Commercial Vehicles and Commercial Equipment."

STIMAC noted that the applicant used to be his neighbor. However, no monetary benefit is to be had as an outcome of the applicant's request, therefore STIMAC did not recuse himself from the discussion.

BOUCHARD explained that Ordinance 28-107.B states that no person shall park or store a commercial vehicle or equipment on a residential property other than in an enclosed building. TRAXLER noted that the criteria utilized for this request pertains to the City's general code, not the Zoning Ordinance. BURLEY questioned what the definition of enclosed means in the City's Ordinance. TRAXLER explained that the term "enclosure" refers to all sides of a structure.

Applicant, JOSEPH DePERRO explained that the commercial vehicle is utilized for his job. DePERRO is often called to emergency job sites at a moment's notice and therefore needs to keep the commercial vehicle on the residential site. MENENDEZ questioned the applicant on the width of the space between the garage and the unenclosed parking space. DePERRO noted that the width is

**CITY OF FRASER, MICHIGAN
ZONING BOARD OF APPEALS
THURSDAY, May 6, 2021 – 7:00PM
MINUTES DRAFT**

96 inches. The commercial vehicle fits in that space comfortably. It is not anticipated that the applicant's employer would require the applicant to use a larger vehicle. DePERRO explained that if the commercial vehicle is not permitted to be parked on site, he could be subject to losing his employment.

The public hearing was opened at 9:07pm.

No public comment was received.

The public hearing was closed at 9:07pm.

Motion by Member: FARINA Supported by Member: LOGAN

To: Approve appeal 21-03 located at 34861 Eberlein Drive, to park a commercial van on the side yard setback next to the garage, behind the front face of the existing home under the hardship that an additional garage cannot be added to the site.

AYES: 6 (STIMAC, MENENDEZ, BURLEY, CHIMENTI, FARINA, LOGAN)

NAYS: 0

MOTION CARRIED (Member HUNT was not present at the vote)

7. New Business: Election of Officers

Chair

Member Stimac was nominated for Chair of the City of Fraser Zoning Board of Appeals. Mr. Stimac accepted the nomination. Mr. Stimac was elected as Chair of the City of Fraser Zoning Board of Appeals by acclamation.

Vice Chair

Member Farina was nominated for Vice Chair of the City of Fraser Zoning Board of Appeals. Mr. Farina accepted the nomination. Mr. Farina was elected as Vice Chair of the City of Fraser Zoning Board of Appeals by acclamation.

Secretary

Ms. Menendez was nominated for Secretary of the City of Fraser Zoning Board of Appeals. Ms. Menendez accepted the nomination. Ms. Menendez was elected as Secretary of the City of Fraser Zoning Board of Appeals by acclamation.

8. Unfinished Business. None.

9. Planning Commission Liaison

FARINA noted that the City of Fraser Planning Commission held a meeting on Wednesday, May 5, 2021. During the meeting, the Planning Commission recommended adoption of the 2021 City of Fraser Master Plan to City Council. A public hearing on the Plan was held at the meeting where one public comment was received. Additionally, the Planning Commission considered one site plan for a building addition located at 33417 Kelly Road, that was approved with conditions.

10. Public to be Heard: None.

**CITY OF FRASER, MICHIGAN
ZONING BOARD OF APPEALS
THURSDAY, May 6, 2021 – 7:00PM
MINUTES DRAFT**

11. Adjournment

Motion by Member: FARINA (TO ADJOURN) **Support by Member:** CHIMENTI

To: Adjourn the meeting on Thursday, May 6, 2021 at 9:57 pm.

AYES 6 (STIMAC, MENENDEZ, BURLEY, CHIMENTO, FARINA, LOGAN)

NAYS 0

MOTION CARRIED (Member HUNT was not present at the vote)

ZBA Secretary, Rosanne Menendez

Recording Secretary, Danielle Bouchard, Senior Planner, McKenna