

**CITY OF FRASER
ZONING BOARD OF APPEALS
SPECIAL MEETING
THURSDAY, AUGUST 15, 2019 – 7:00PM
AMENDED MINUTES**

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

Excused Absence: None

Also Present: Don DeNault Jr., City Attorney
Susan Cronander, Senior Planner
Doug Plachcinski, City Planner/Zoning Administrator
Candace Schuver, Recording Secretary

1. Call Meeting to Order

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

2. Pledge of Allegiance

3. Roll Call	Chairman	Stimac	Present
	Members:	Burley	Present
		Chimenti	Present
		Farina	Present
		Hunt	Present
		Logan	Present
		Menendez	Present

4. Approval of Agenda – Special Meeting of August 15, 2019.

Motion by Member **HUNT** Support by Member **FARINA**

To: Approve the agenda of August 15, 2019 as amended:

To include the 7:00pm meeting time on to Agenda

AYES 7 NAYS 0 MOTION CARRIED.

AYES 6 NAYS 0 MOTION CARRIED.

5. Public Hearings:

- a. #19-02 ZBA / PENTECOSTAL MISSIONARY CHURCH OF CHRIST (FOURTH WATCH) / 15215 13 MILE ROAD / TO OBTAIN VARIANCES FROM ZONING ORDINANCE STANDARDS SPECIFIC TO CHURCHES INCLUDING §32-163 (B)(1) REQUIRING A 2.0 ACRE MINIMUM PROPERTY SIZE WITH

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A PROPOSED 0.43 ACRES PROPERTY SIZE, §32-163(C)(1)(A) REQUIRING A 110' SETBACK FROM MAJOR STREET CENTERLINES TO PARKING WITH A 55' PROPOSED SETBACK FROM 13 MILE ROAD'S CENTERLINE TO PARKING AND 60' PROPOSED SETBACK FROM HAYES ROAD'S CENTERLINE, AND §32-163(C)(3) REQUIRING A 50' REAR YARD SETBACK WITH A 3' PROPOSED REAR YARD SETBACK.

A review by the Zoning Administrator, Doug Plachcinski, was given as well an update on conditions set forth by the Planning Commission.

Public Hearing was open at 7:28

There was no public to be heard

Public Hearing closed at 7:29pm

Petitioners present: Alex Termini, Broker
 Zerwin Zabala, Pastor

Motion by Member **CHIMENTI** Support by Member **HUNT**

TO: APPROVE #19-02 ZBA / PENTECOSTAL MISSIONARY CHURCH OF CHRIST (FOURTH WATCH) / 15215 13 MILE ROAD / TO OBTAIN VARIANCES FROM ZONING ORDINANCE STANDARDS SPECIFIC TO CHURCHES INCLUDING §32-163 (B)(1) REQUIRING A 2.0 ACRE MINIMUM PROPERTY SIZE WITH A PROPOSED 0.43 ACRES PROPERTY SIZE, §32-163(C)(1)(A) REQUIRING A 110' SETBACK FROM MAJOR STREET CENTERLINES TO PARKING WITH A 55' PROPOSED SETBACK FROM 13 MILE ROAD'S CENTERLINE TO PARKING AND 60' PROPOSED SETBACK FROM HAYES ROAD'S CENTERLINE, AND §32-163(C)(3) REQUIRING A 50' REAR YARD SETBACK WITH A 3' PROPOSED REAR YARD SETBACK.

AYES 7 NAYS 0 MOTION CARRIED.

Motion by Member **FARINA** Support by Member **LOGAN**

TO: AMEND THE MOTION TO APPROVE #19-02 ZBA / PENTECOSTAL MISSIONARY CHURCH OF CHRIST (FOURTH WATCH) / 15215 13 MILE ROAD / TO OBTAIN VARIANCES FROM ZONING ORDINANCE STANDARDS SPECIFIC TO CHURCHES INCLUDING §32-163 (B)(1) REQUIRING A 2.0 ACRE MINIMUM PROPERTY SIZE WITH A PROPOSED 0.43 ACRES PROPERTY SIZE, §32-163(C)(1)(A) REQUIRING A 110' SETBACK FROM MAJOR STREET CENTERLINES TO PARKING WITH A 55' PROPOSED SETBACK FROM 13 MILE ROAD'S CENTERLINE TO PARKING AND 60' PROPOSED SETBACK FROM HAYES ROAD'S CENTERLINE, AND §32-163(C)(3) REQUIRING A 50' REAR YARD SETBACK WITH A 3' PROPOSED REAR YARD SETBACK.

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TO INCLUDE THE FOLLOWING CONDITIONS:

- A shared parking agreement with neighboring properties to be entered into and recorded in a manner acceptable to the City Attorney within one year time frame.

AYES 6 NAYS 1 (STIMAC) MOTION CARRIED

6. Public to be Heard: None

7. Adjournment:

Motion by Member **MENENDEZ** Support by Member **CHIMENTI**

TO: ADJOURN THE MEETING OF AUGUST 15, 2019 AT 7:58PM

AYES 7 NAYS 0 MOTION CARRIED

ZBA Secretary, Rosanne Menendez

Recording Secretary, Candace Schuver