

**CITY OF FRASER
ZONING BOARD OF APPEALS
THURSDAY, SEPTEMBER 5, 2019 – 7:00PM
MINUTES**

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

Excused Absence: NONE

Also Present: Don Denault, City Attorney
Susan Cronander, Senior Planner
Candace Schuver, Recording Secretary

1. Call Meeting to Order

Chairman Stimac called the meeting to order at 7:04PM

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 - Regular Meeting of September 5, 2019.

Motion by Member **MENENDEZ** Support by Member **HUNT**

To: Approve the Agenda of September 5, 2019 as submitted.

AYES 7 NAYS 0 MOTION CARRIED.

5. Approval of Minutes – May 2, 2019 and August 15, 2019

Motion by Member **HUNT** Support by Member **LOGAN**

TO: Approve the Minutes of May 2, 2019, as submitted.

AYES 7 NAYS 0 MOTION CARRIED.

**CITY OF FRASER
ZONING BOARD OF APPEALS
THURSDAY, SEPTEMBER 5, 2019 – 7:00PM
MINUTES**

Motion by Member **STIMAC** Support by Member **HUNT**

TO: Approve the Minutes of August 15, 2019, as amended:

With correction to item #4 to read “August 15th”, not “May 2nd”.

AYES 7 NAYS 0 MOTION CARRIED.

6. 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.

7. Old Business: NONE

8. Public Hearings:

a. #19-03 variance request / A & A MANAGEMENT / PART OF 34400 UTICA ROAD

#19-03 variance application requests variances from zoning ordinance standards to reduce the required number of parking spaces from 958 to 525 §32-93(3) and to allow overflow parking on an unpaved surface parking lot §32-94(6). Sections 32-91, 32-94, 32-95, and 32-97 of the Fraser zoning ordinances apply to minimum parking calculations and parking lot surface materials.

Applicants present: Jim Butler, P.E.A., Tamer Hoffer (Hockeyland), Henry Kowalski (Hockeyland)

A review of proposed project and conditions set forth by the Planning Commission was given by Zoning Administrator Susan Cronander.

A discussion was held amongst ZBA Members, Applicants, Attorney and Zoning Administrator Cronander.

Public Hearing open at 8:02pm:

N. Erke – 16931 N. Gardenia

K. Bennett – Owner of Warfield

Attorney D. DeNault on behalf of John Van from John Albert Salon via email correspondence.

Public Hearing closed at 8:06pm.

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Motion by Member **STIMAC**

Support by Member

Farina

TO: Postpone #19-03 variance request / A & A MANAGEMENT / PART OF 34400 UTICA ROAD

#19-03 variance application requests variances from zoning ordinance standards to reduce the required number of parking spaces from 958 to 525 §32-93(3) and to allow overflow parking on an unpaved surface parking lot §32-94(6). Sections 32-91, 32-94, 32-95, and 32-97 of the Fraser zoning ordinances apply to minimum parking calculations and parking lot surface materials.

AYES 7 NAYS 0 MOTION CARRIED.

9. New Business: NONE

10. Planning Commission Liaison

Member and Liaison Farina commented on September 4, 2019 Planning Commission Meeting.

11. Public to be Heard: None

12. Adjournment:

Motion by Member

MENENDEZ

Support by Member

FARINA

TO: Adjourn the meeting of September 5, 2019 at 8:43PM

AYES 7 NAYS 0 MOTION CARRIED

ZBA Secretary, Rosanne Menendez

Recording Secretary, Candace Schuver