



City of Fraser

Building & Code Enforcement Department

AGENDA

CITY OF FRASER ZONING BOARD OF APPEALS
MUNICIPAL BUILDING ~ 33000 GARFIELD ~ PHONE: 586-293-3100
THURSDAY, MARCH 3, 2022 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 (None)**
- 6. Public Hearings**

A. APPEAL #22-01: VARIANCE REQUESTS / LIKE NU CARPET CLEANING SIGNS

BY REASON OF:

SECTION 32-85-3-B, SETBACKS FROM ROAD CENTERLINES FOR FREESTANDING AND GROUND SIGNS, AND **SECTION 32-85-2-E**, PROVISIONS PERTAINING TO PERMITTED NUMBER AND ALLOWABLE AREA OF SIGNS FOR INDUSTRIAL DISTRICTS

PURPOSE OF REQUEST:

TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS TO PLACE A GROUND SIGN CLOSER TO THE ROAD CENTERLINE THAN ALLOWED (70 FEET ALLOWED; 41 FEET REQUESTED),
AND TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS TO EXCEED THE NUMBER OF ALLOWABLE SIGNS ON AN INDUSTRIAL ZONED PROPERTY (1 SIGN ALLOWED; 3 REQUESTED),
AND TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS TO EXCEED THE ALLOWABLE WALL SIGN AREA ON AN INDUSTRIAL ZONED PROPERTY (100 SQUARE FEET PERMITTED, 110 SQUARE FEET REQUESTED).

PROPERTY IN QUESTION:

34155 KELLY ROAD, FRASER MICHIGAN, 48026

7. New Business of the Board

- A. Zoning Board of Appeals 2022 Meeting Calendar**
- B. Zoning Board of Appeals Recommendation of Appointments (Chimenti and Menendez)**
- C. Election of Officers**

8. Unfinished Business of the Board (None)

9. Planning Commission Liaison Member Report

10. Public Participation

11. Approval of Minutes: October 7, 2021

12. Members' Comments and Items of Interest

13. Adjournment

6A. APPEAL #22-01

Contents:

1. Application Materials
2. Staff Memo



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 34155 Kelly Rd, Fraser 48026 CROSS STREETS: j w of Groesbeck

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

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

We need the signs to generate business in our new Fraser location.
Our front lot is too narrow for the monument sign per city ordinances, so we
are requesting a variance.

SECTION OR ORDINANCE INVOLVED: _____

ZONING DISTRICT OF PROPERTY: Industrial Controlled

APPLICANT

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

APPLICANT: Parcel Lorna Corporation

ADDRESS: 34155 Kelly Rd, Fraser MI 48026

PHONE: [REDACTED] INTEREST: Owner

APPLICANT: _____

ADDRESS: _____

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: Bruce Kepsij Date: 1/18/22

Signature of legal property owner (if not applicant): Bruce Kepsij, President Date: 1/18/22

Parcel Lorna Corp



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

[illegible]

SURVEYOR'S NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE COMPLETE. THE SURVEYOR HAS LOCATED AND ACCURATELY LOCATED THE UTILITIES SHOWN TO THE BEST OF HIS KNOWLEDGE AND BELIEF. IT IS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UTILITIES. UNDESIGNED UTILITIES OTHER THAN THE STRUCTURE INDENTIFIED HEREON.

NO VERBALE RECORD OF CURRENT HAZARDOUS WORK, INCLUDING CONSTRUCTION OF BUILDING ADDITIONS OTHER THAN WHAT IS SHOWN.

NO VERBALE EVIDENCE THAT THE SITE IS USED AS SOLID WASTE DUMP.

NO VERBALE RECORD OF REMOVAL OF NET LANS.

THE ARE NO CHANGES OF BURIAL GROUNDS LOCATED ON THE PROPERTY.

PARTY OF COMMON WALL TO THE PROPERTY LANS (NONE WERE OBSERVED).

NO OBSERVED OR PROPOSED CHANGES WITHIN THE STREET RIGHT OF WAY.

SCHEDULE B PART II EXCEPTIONS:

ONLY THOSE EXCEPTIONS CONTAINED WITHIN COMMENT FOR ATA NATIONAL TITLE GROUP TITLE COMMENT NUMBER: 50-19684890-SCM WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2019 WILL BE SHOWN.

LOAD NOTE:

NOTE (X) AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 1019603410, DATED SEPTEMBER 29, 2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ARCEL AREA:

2102 SQUARE FEET.

ASKING:

**SUBJECT PARCEL HAS:
REGULAR PARKING SPACES
HANDICAPPED PARKING SPACE**

ONING:

PROPERTY IS IN ZONE IC (INDUSTRIAL-CONTROLLED)

IMPROVED CERTIFICATION:

BRUCE KORTZ A VANGUARD TITLE INSURANCE AGENCY, LLC

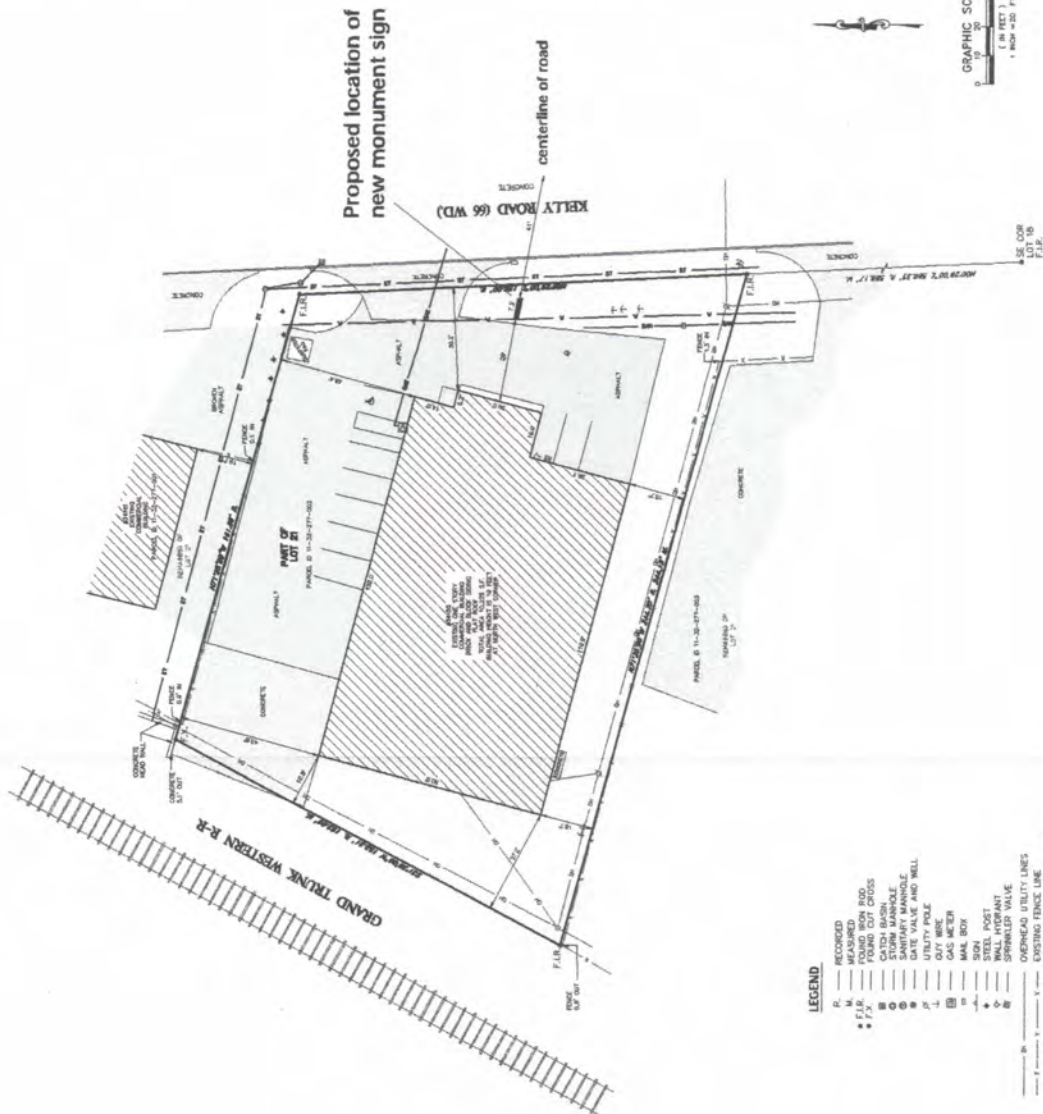
[illegible]

Simon Tambling, P.S.

non@ondspex.diahs.us



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GRAPHIC SCALE
(IN FEET)
0 10 20 30 40
1 inch = 20 feet

LEGEND

- | P. | RECORDED | Q. | MEASURED |
|-------------------------|--------------------------|--------------------------|--------------------------|
| FOUND BOX ROD | ☐ | M. | ☐ |
| FOUND CROSS | ☐ | C.F.R. | ☐ |
| CATCH BASIN | ☐ | ☐ | ☐ |
| STORM MANHOLE | ☐ | ☐ | ☐ |
| STORM MANHOLE AND WELL | ☐ | ☐ | ☐ |
| UTILITY POLE | ☐ | ☐ | ☐ |
| OUT RISE | ☐ | ☐ | ☐ |
| GAS METER | ☐ | ☐ | ☐ |
| MAIL BOX | ☐ | ☐ | ☐ |
| SOIL | ☐ | ☐ | ☐ |
| POST | ☐ | ☐ | ☐ |
| WALL HYDRANT | ☐ | ☐ | ☐ |
| SPRINKLER VALVE | ☐ | ☐ | ☐ |
| OVERHEAD UTILITY LINES | ☐ | ☐ | ☐ |
| EXISTING FENCE LINE | ☐ | ☐ | ☐ |
| EXISTING STORM SEWER | ☐ | ☐ | ☐ |
| EXISTING SANITARY SEWER | ☐ | ☐ | ☐ |
| EXISTING WATERMAIN LINE | ☐ | ☐ | ☐ |

UTILITY NOTE:
ALL WATER, SEWER, GAS, CABLE, TELEPHONE AND PUBLIC LIGHTING UTILITIES ARE TO BE PAID BY THE APPLICANT. ANY CHARGES FOR SUCH UTILITIES ARE TO BE PAID BY THE APPLICANT. ANY CHARGES FOR SUCH UTILITIES ARE TO BE PAID BY THE APPLICANT. ANY CHARGES FOR SUCH UTILITIES ARE TO BE PAID BY THE APPLICANT.

LEGAL DESCRIPTION:

Per VANGUARD TITLE COMPANY
COMMITMENT Number: VGA232244
With an effective date of APRIL 16, 2021

Land situated in the City of Fraser, County of Macomb, State of Michigan, more particularly described as:

Part of Lot 21, of "Supervisor's Wooded Gardens", according to the plat thereof recorded in Liber 17, Page(s) 39 of Plats and described as follows: Beginning at a point on East line Lot 21, North 0 degrees 29 minutes East 217.25 feet from the Southeast corner of Lot 21 North 0 degrees 29 minutes East 156 feet along Kelly Road; thence North 71 degrees 25 minutes West 161.86 feet; thence South 31 degrees 38 minutes West 152.21 feet along Southeasterly right of way line of Grand Trunk Railroad; thence South 71 degrees 25 minutes East 244.70 feet to point of beginning.

Parcel Tax ID. No.: 11-32-277-002

Client: Like NU Carpet Cleaning Site Address: _____

Sales Rep: Russell Carter Designer: Erica Coppa

Date: 12/08/2021 File: _____ Revision # (\$15 Charge Each Revision After 2nd)

Total SQ. FT. 78 SQ. FT. & 32 SQ. FT ☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ 6

51053 Celeste Dr. Shelby Twp., MI 586-843-3702 Fax: 586-843-3173



Please verify artwork, spelling, and grammar are correct. Once approved, artwork is final and will be printed as such.

- Lit Capsule
- Contoured Light Box
- Channel Letters (Internally Lit)



Client: Like NU Carpet Cleaning Site Address: _____

Sales Rep: Russell Carter Designer: Erica Coppa

Date: 12/08/2021 File: _____

Total SQ. FT. SQ. FT.

Revision # (\$15 Charge Each Revision After 2nd)
☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ 6

51053 Celeste Dr. Shelby Twp., MI 586-843-3702 Fax: 586-843-3173



Please verify artwork, spelling, and grammar are correct. Once approved, artwork is final and will be printed as such.



88"





February 21, 2022

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

**SUBJECT: ZBA REPORT
#22-01 VARIANCE REQUEST / LIKE NU CARPET CLEANING**

APPLICANT: LIKE NU CARPET CLEANING

**SECTION: SECTION 32-85-3-B: SETBACKS FROM ROAD CENTERLINES FOR FREESTANDING AND GROUND SIGNS
SECTION 32-85-2-E: PROVISIONS PERTAINING TO PERMITTED NUMBER AND ALLOWABLE AREA OF SIGNS FOR INDUSTRIAL DISTRICTS**

LOCATION: 34155 KELLY ROAD, FRASER MICHIGAN, 48026

REQUEST: TO OBTAIN VARIANCES FROM ZONING ORDINANCE STANDARDS INCLUDING:

- TO PLACE A GROUND SIGN CLOSER TO THE ROAD CENTERLINE THAN ALLOWED (70 FEET ALLOWED; 41 FEET REQUESTED),
- TO EXCEED THE NUMBER OF ALLOWABLE SIGNS ON AN INDUSTRIAL ZONED PROPERTY (1 SIGN ALLOWED; 3 REQUESTED),
- TO EXCEED THE ALLOWABLE WALL SIGN AREA ON AN INDUSTRIAL ZONED PROPERTY (100 SQUARE FEET PERMITTED, 110 SQUARE FEET REQUESTED).

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, which 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.

ADMINISTRATIVE STATEMENT OF FACTS

34155 Kelly Road is currently zoned IC, Industrial Controlled. This site is planned for "General Industrial" land uses, per the City's Master Plan. All surrounding properties to the subject site are also zoned for industrial. The subject site, Like Nu Carpet Cleaning, is requesting a total of three (3) variances from Ordinance standards limiting the number, size and placement of signage in industrial districts to accomplish the following:

1. To place a ground sign closer to the road centerline than permitted in Section 32-85-3-B, Setbacks from Road Centerlines for Freestanding and Ground Signs. If approved, the proposed ground sign will be located 41 feet from the road centerline, where 70 feet is required. As such, the applicant is requesting a variance of 29 feet.
2. To exceed the number of allowable signs on an industrial zoned property. The applicant is requesting to place 1 wall sign on the front façade of their building on Kelly Road, and 1 ground sign in the front yard facing Kelly Road. This is a total of 2 signs, where the Ordinance only permits 1 (either freestanding OR ground sign).



3. To exceed the allowable wall sign area on an industrial zoned property. The applicant is requesting a 110 square foot wall sign, where 100 square feet is permitted. If approved, this would result in a variance of 10 square feet.

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 strict enforcement of the zoning ordinance, the ZBA may grant appeals to vary or modify any zoning provisions that apply to dimensional standards like construction, structural changes in equipment, or alteration of buildings or structures. 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 exhibits practical difficulty, like geographical or topographical conditions that impair its improvements without the modifications requested.

As described in §32-228(a)(2), the ZBA must find evidence of evidence that:

- all the facts and conditions of a. thru d. exists,
- or e. or f. exists independently,

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.

Variance Request #1: The subject site is located on a lot with a limited front yard area not covered by parking lot or pavement (see image to the right). The Kelly Road right of way (ROW) is 65 feet wide, which means 37.5 feet of the freestanding sign setback is required on the property itself. If a ground sign were to be placed in the front yard, it is not likely that the applicant would be able to comply with the required setback, given the width of the ROW.

Variance Request #2: Though the front yard space is minimal, the applicant is not permitted to have both a wall sign and a ground sign. The property could still be signed via a wall sign.

Variance Request #3: The proposed wall signage is 110 square feet of sign area. The applicant has not provided evidence of, nor can we find an exceptional or extraordinary circumstance or condition applying to this property that would necessitate a larger wall sign to exceed ordinance standards.



- 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.

Surrounding properties near the subject site within Fraser City limits do not appear to have ground signs in addition to a wall sign, or signage in excess of the allowable area.

- 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.

It is not likely that granting all three (3) variances would cause substantial detriment to adjacent properties. There may be a lesser number of variances that could be granted, or other solutions available (e.g., only a wall sign or only a ground sign) that would allow the applicant to identify



their facility and advertise via signage without materially impairing the intent and purpose of the Ordinance.

- d. 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. It is not likely that authorizing such variances would be of substantial detriment to adjacent properties in terms of light and visual impacts.

It is not likely that authorizing such variances would be of substantial detriment to adjacent properties, particularly in terms of light and visual impacts.

- e. 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.

As noted above, surrounding properties within the City of Fraser limits do not appear to have been granted similar rights as the applicant is requesting (excess signage, signage closer to the road centerline, and excess wall signage area). By granting these variances to the applicant, it is possible other similar businesses in the general vicinity may request the same exceptions. It is not likely that these exceptions would become a general rule, but this case could be utilized as a precedent for future decisions.

OR

- f. 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.

OR

- g. 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 does not apply.



CONCLUSION

We recommend the ZBA consider the applicant's justifications of hardship to determine if a variance is warranted. Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination.

Please let me know if you have any questions. We will attend the ZBA meeting on March 3, 2022.

Respectfully Submitted,

Paul Urbiel, AICP
Senior Principal Planner

Danielle Bouchard
Senior Planner

Cc: Applicant
City Manager
Building Official
City Attorneys

7 A. 2022 MEETING CALENDAR

Contents:

1. Draft 2022 Calendar



City of Fraser

Building & Code Enforcement Department

2022 Zoning Board of Appeals Meeting Calendar (DRAFT)

January 6, 2022	<i>(Alternate: January 20, 2022)</i>
February 3, 2022	<i>(Alternate: February 17, 2022)</i>
March 3, 2022	<i>(Alternate: March 17, 2022)</i>
April 7, 2022	<i>(Alternate: April 21, 2022)</i>
May 5, 2022	<i>(Alternate: May 19, 2022)</i>
June 2, 2022	<i>(Alternate: June 16, 2022)</i>
July 7, 2022	<i>(Alternate: July 21, 2022)</i>
August 4, 2022	<i>(Alternate: August 18, 2022)</i>
September 1, 2022	<i>(Alternate: September 15, 2022)</i>
October 6, 2022	<i>(Alternate: October 20, 2022)</i>
November 3, 2022	<i>(Alternate: November 17, 2022)</i>
December 1, 2022	<i>(Alternate: December 15, 2022)</i>

Meetings begin at 7:00 pm in City Council Chambers,
or virtually via Zoom pending emergency orders related to the COVID-19 pandemic.

All meeting dates are subject to change.

11.

Approval of Minutes: October 7, 2021

**CITY OF FRASER, MICHIGAN
ZONING BOARD OF APPEALS
THURSDAY, October 7, 2021 – 7:00PM**

Present: Chairman: Stimac Members: Chimenti, Farina, Logan, Burley
Excused Absence: Hunt (resigned)

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

1. Call Meeting to Order

Chairman Stimac called the meeting to order at 7:00 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: Resigned
Member, Logan: Present (participating Macomb County, City of Fraser, Michigan)
Member, Menendez: Present (participating Macomb County, City of Fraser, Michigan)

3. Approval of Agenda as presented - Regular Meeting of Thursday, October 7, 2021

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

To: Approve the agenda of October 7, 2021 as presented.

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

NAYS 0

MOTION CARRIED

4. 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.

5. Old Business:

A. APPEAL #21-05: VARIANCE REQUEST / 17157 ANITA ACCESSORY STRUCTURE

BY REASON OF: SECTION 32-121 OF THE FRASER ZONING ORDINANCE, PROVISIONS APPLICABLE TO RESIDENTIAL DISTRICTS.

PURPOSE OF REQUEST: TO OBTAIN VARIANCES FROM ZONING ORDINANCE STANDARDS TO CONSTRUCT A TWO-STORY ACCESSORY BUILDING CONTAINING AN INDEPENDENT DWELLING UNIT THAT EXCEEDS THE ALLOWABLE HEIGHT (ONE DWELLING PER PARCEL ALLOWED; ONE STORY/15 FEET ACCESSORY BUILDING HEIGHT ALLOWED).

PROPERTY IN QUESTION: 17157 ANITA AVENUE, FRASER MICHIGAN, 48026

DISCUSSION: URBIEL explained that the ZBA postponed this case at the September 2021 meeting. The applicant provided a plot plan to the ZBA Members prior to the meeting. The applicant is requesting a variance from Ordinance standards to construct a two-story accessory structure in the rear yard of the home, utilizing the existing footprint of the existing garage. The applicant is requesting a variance from Ordinance standards to permit additional height on accessory the structure (one-story permitted).

**CITY OF FRASER, MICHIGAN
ZONING BOARD OF APPEALS
THURSDAY, October 7, 2021 – 7:00PM**

The proposed accessory structure apartment does not meet the definition of a dwelling unit because it is not planned to include kitchen facilities. As such, the applicant is requesting a variance from Ordinance standards to increase allowable building height. The location of the Sweeny Drain prohibits constructing an addition of the proposed facilities to the existing home.

FARINA questioned how many cars are parked in the driveway in the aerial image of the home. BURLEY noted that three cars are parked in the driveway in the image. URBIEL confirmed. Additionally, another car is parked in front of the home in the image on the street.

The applicant did not have any additional or new information to add to the discussion.

MENENDEZ questioned how the applicant plans to move from the garage into the house during the winter. The applicant noted that family will assist the applicant in and out of the proposed residential area. LOGAN questioned the applicant how they will get up the stairs of the two-story accessory structure if approved. The applicant explained that the primary purpose of the accessory structure is so that going up and down stairs will be limited to once per day. The layout of the current home is not conducive to only traversing the stairs once per day.

LOGAN questioned how many stairs are located between the lower and upper level of the current home. The applicant noted that 6 stairs are in the family room to the kitchen and then another 8 stairs to bedrooms. FARINA questioned if the applicant can utilize the first floor of the garage for the proposed space. The applicant noted that they would like to keep their garage the way it is.

STIMAC questioned why the applicant would build a second story on the garage. When measured, there is just as much space located on the west side of the garage to build the addition. The applicant noted that they did not want to expand the garage further west because it will fill up a large portion of the backyard. STIMAC noted that there needs to be a hardship on the land in order to grant approval (per Ordinance standards). In this case, the hardship is largely with the property owner, not the land.

The Zoning Ordinance does include provisions on maximum lot coverage and rear yard coverage by accessory structures. STIMAC noted that an area variance may be more applicable rather than a height variance.

The public hearing was opened at 7:35pm.

No public comments or written correspondence was received.

The public hearing was closed at 7:35pm.

BURLEY noted that average studio apartments are approximately 14' x 26' in size. That is generally enough room for all necessary facilities. Reducing the size of the garage to a one-car space and adding the proposed living space onto the other side would give enough room to meet the applicant's needs.

Motion by Member: STIMAC (TO DENY) **Support by Member:** FARINA

To: Deny APPEAL #21-05: VARIANCE REQUEST / 17157 ANITA ACCESSORY STRUCTURE based on the finding that the applicant has not presented evidence of sufficient hardship. Further, other compliant options to construct the accessory structure are available.

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

NAYS 0

MOTION CARRIED

6. Public Hearings: None.

7. New Business: None.

**CITY OF FRASER, MICHIGAN
ZONING BOARD OF APPEALS
THURSDAY, October 7, 2021 – 7:00PM**

8. Unfinished Business: None.

9. Planning Commission Liaison Member Report

FARINA noted that the October 6, 2021 Planning Commission meeting was canceled.

10. Public Participation: None.

11. Approval of Minutes as presented – September 2, 2021

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

To: Approve the September 2, 2021 minutes as presented.

AYES 5 (STIMAC, BURLEY, CHIMENTI, FARINA, LOGAN)

NAYS 0

ABSTAIN 1 (MENENDEZ)

MOTION CARRIED

12. Members' Comments and Items of Interest

BURLEY: Update on in-person meetings? URBIEL noted there is no update.

CHIMENTI: Knights of Columbus is hosting an all you can eat spaghetti dinner October 10 from 3-6pm.

FARINA: St. Malachy's is selling coney dogs for \$2 on Sundays from 12-3pm.

LOGAN: None.

STIMAC: None.

MENENDEZ: None.

13. Adjournment

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

To: Adjourn the meeting on Thursday, October 7, 2021 at 7:57pm.

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

NAYS 0

MOTION CARRIED

ZBA Secretary, Rosanne Menendez

Recording Secretary, Danielle Bouchard, Senior Planner, McKenna