



City of Fraser

CENTENNIAL COMMUNITY

City Manager
Elaine Leven
CITY CLERK
Cynthia Greenia

MAYOR
Michael Carnegie
MAYOR PRO-TEM
Patrice M. Schornak
COUNCIL
Amy Baranski
Kathy Blanke
Suzanne Kalka
Patrick O'Dell
Dana Sutherland

MINTUES
CITY OF FRASER
33000 GARFIELD, FRASER, MI 48026
ZONING BOARD OF APPEALS MEETING
OCTOBER 6, 2022 @ 7:00 P.M.

A regular meeting of the City of Fraser Zoning Board of Appeals was held on Thursday, October 6, 2022 at 7:00 p.m. The meeting was held in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. CALL MEETING TO ORDER

Chairman Mark Stimac called the meeting to order at 7:02 p.m. Chairman Stimac Led the Pledge of Allegiance.

2. ROLL CALL

Present: Burley, Chimenti, Lesich, Logan, Menendez, Stimac
Absent: Farina

3. APPROVAL OF AGENDA

Motion by Chimenti supported by Logan to approve the agenda with the correction of moving Item B before Item A.

All Ayes Motion Carried

4. FORMAL STATEMENT BY THE CHAIR

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

None at this time.

**ZONING BOARD OF APPEALS MEETING
OCTOBER 6, 2022 @ 7:00 P.M.**

6. PUBLIC HEARINGS

B. APPEAL #ZBA22-04: VARIANCE REQUEST / 33180 GROESBECK MASONRY WALL

Lina Asmar, representative of the property owner, asked for the variance request for 33180 Groesbeck be postponed to the November meeting.

Public hearing was not held for this agenda item.

Motion by Chair Stimac supported by Menendez to postpone variance request #ZBA 22-04 33180 Groesbeck Masonry Wall to the November meeting with a public hearing.

All Ayes

Motion Carried

A. APPEAL #ZBA22-03: VARIANCE REQUEST / 34400 KLEIN GRAVEL STORAGE

Planner Warren presented the variance request.

Dave Cadman, representative of the property owner, was present. Mr. Cadman explained The reasoning for the request.

Member Logan asked about how many employees they had and if there was enough parking on site. Mr. Cadman explained they had about 21 employees and as of now they do not have enough parking. If they get the approval of the new drive they will be close, however they do share a parking lot with another business who does not use all of their spots. Member Logan requested they get a signed agreement of this shared parking.

Member Menendez asked how large their enclosure will be, which will be approximately 20x20 feet. The block enclosure that is currently on site will be removed and replaced.

Chair Stimac asked about the pod that is on site and if it will be removed. Mr. Cadman did explain that it will be removed once the enclosure is in place. Chair Stimac also asked if it is believed that it will be difficult to move the gravel with the tightness of a large dump truck to turn around. Mr. Cadman stated that if needed the company could use their equipment to transfer the gravel to the enclosure.

Member Chimenti asked if there are any chemicals on site and Mr. Cadman explained chemical storage is very minimal and they are locked inside of the building in a fireproof safe.

There was no public participation on this hearing.

Motion by Chair Stimac supported by Logan to approve variance request #ZBA22-03 34400 Klein to allow outdoor storage of loose gravel on the site that is currently in the IR zoning district with condition that the enclosure and equipment be properly screened in a manner that is acceptable to the Planning Commission in review of the site plan approval.

Commissioner Burley asked that it be limited to 10 yards or less of loose materials. Commissioner Menendez added that the property owner provide a parking agreement approved by City Attorney and recorded with the city.

**ZONING BOARD OF APPEALS MEETING
OCTOBER 6, 2022 @ 7:00 P.M.**

All Ayes

Motion Carried

7. NEW BUSINESS OF THE BOARD (NONE)

8. UNFINISHED BUSINESS OF THE BOARD (NONE)

9. PLANNING COMMISSION LIAISON MEMBER REPORT

Mr. Farina was absent tonight, no report given.

10. PUBLIC PARTICIPATION

No public participation.

11. APPROVAL OF MINUTES APRIL 7, 2022

Commissioner Chimenti stated that "St. Malachy" was spelt incorrectly, should be "St. Malachy"

Motion by Chimenti supported by Burley to approve the minutes of the April 7, 2022, Zoning Board of Appeals meeting with the proposed amendment.

All Ayes

Motion Carried

12. MEMBERS' COMMENTS AND ITEMS OF INTEREST

Chair Stimac asked about Like Nu Carpet Cleaning sign variance expiration. The new sign has not been put in yet and many temporary signs are still on site. The site has one year to receive their sign permit from approval.

ZBA Member Chimenti shared that JFK Knights of Columbus on Kelly Road was having a Fish Fry this Friday from 4:00 p.m. to 7:00 p.m.

13. ADJOURNMENT

Motion by Lesich supported by Burley to adjourn the meeting at 8:03 p.m.

All Ayes

Motion Carried

Respectfully Submitted:

Cindi Greenia,
Clerk City of Fraser