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**FRASER ZONING BOARD OF APPEALS MEETING MINUTES
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
THURSDAY, JANUARY 5, 2023 – 7:00 PM.
AS APPROVED THURSDAY, FEBRUARY 2, 2023**

A regular meeting of the City of Fraser Zoning Board of Appeals was held on Thursday, January 5, 2023 at 7:00 p.m. The meeting was held in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. CALL MEETING TO ORDER

Chairman Stimac called the meeting to order at 7:01 p.m. Chairman Stimac then led the Pledge of Allegiance.

2. ROLL CALL

The following members were present:

Burley, Chimenti, Farina, Lesich, Menendez, Stimac

The following members were absent:

Others: City Attorney Don DeNault, City Planner Andrew Littman, City Planner Alicia Warren, City Clerk Greenia.

3. APPROVAL OF AGENDA

Motion by Lesich supported by Farina to approve the agenda for the January 5, 2023 meeting of the City of Fraser Zoning Board of Appeals as amended

New Business Item 7.

- d. Accept Resignation from ZBA Member Bob Logan
- e. New City Ordinance/Recommendation by Planning Commission

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- f. Meeting Regularity
- g. Training
- h. Planning and Zoning Report
- i. ZBA and Planning Commission By-Laws

AYES: Burley, Chimenti, Farina, Lesich, Menendez, Stimac

NAYS:

Motion Carried

4. FORMAL STATEMENT BY THE CHAIR

Since there were no public hearing on the agenda, Chairman Stimac did not read the formal statement into the record at this time.

5. OLD BUSINESS

None at this time.

6. PUBLIC HEARINGS

None at this time.

7. NEW BUSINESS OF THE BOARD

a. Zoning Board of Appeals 2023 Calendar of Meetings

Discussion was had on the proposed meeting dates for the 2023 Zoning Board of Appeals. Suggestion and discussion was had to move the July meeting from July 6 to July 20th, 2023.

Motion by Farina supported by Menendez to accept the proposed meeting dates for the City of Fraser 2023 Zoning Board of Appeals meetings as presented except noting the July meeting will be held on July 20 and not July 6.

AYES: Burley, Chimenti, Farina, Lesich, Menendez, Stimac

NAYS:

Motion Carried

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b. Appointment of ZBA Members to City Council for Approval

Chairman Stimac reviewed the proposed applications for reappointment as well as new appointment. Currently Frank Farina and Mark Burley had terms that expired on December 31, 2022 as well as Mark Stimac, who was not applying for reappointment, whose term also expired on December 31, 2022. There was a new applicant as well.

Motion by Menendez supported by Lesich to recommend Frank Farina and Mark Burley for reappointment to the City of Fraser Zoning Board of Appeals with a term ending December 31, 2025.

AYES: Chimenti, Lesich, Menendez, Stimac

NAYS:

Motion Carried

ABSTAIN: Burley, Farina

At this time, 7:11 p.m. City Clerk Greenia left the meeting to try to contact the other applicant via phone. She could not reach him.

c. Election of Officers

Motion by Menendez supported by Burley to postpone until City Council acts on reappointment of vacancies for City of Fraser Zoning Board of Appeals Election of Officers To the next regular meeting of the Zoning Board of Appeals.

AYES: Burley, Chimenti, Farina, Lesich, Menendez, Stimac

NAYS:

Motion Carried

d. Accept Letter of Resignation from Zoning Board of Appeals Member Robert Logan

Motion by Stimac supported by Menendez to regretfully accept and file the resignation of Zoning Board of Appeals member Robert Logan and thank him for his years of service to the Zoning Board of Appeals and the City of Fraser.

AYES: Burley, Chimenti, Farina, Lesich, Menendez, Stimac

NAYS:

Motion Carried

e. New City Ordinance/Recommendation by Planning Commission

Board Member Farina reviewed that that the Planning Commission meeting last they discussed and recommended to City Council approval of a Zoning Ordinance Text Amendment regarding membership on the Zoning Board of Appeals and alternates.

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The Board discussed this and had some concerns with it. Attorney DeNault noted that if this amendment was approved by City Council they had been working on a set of changes to the current Zoning Board of Appeals By-Laws which would address the concerns. Board Member Menendez suggested there should be required training for the alternates. Board Member Farina wanted to make sure that the Zoning Board of Appeals was aware this was a possibility.

f. Meeting Regularity

Board Member Farina suggested that if the Zoning Board of Appeals had no items scheduled on the agenda that they plan some type of training for that evening. He would like to see meetings at least quarterly. Discussion was had on that there could be a cost to the City if they were to meet and train if nothing else was on the agenda. Further discussion was had. Board Member Lesich agreed he would like to see meetings at least quarterly.

Chairman Stimac suggested speaking with the City Administration, finding out when new members will be coming aboard and schedule a training.

g. Training

Board Member Farina indicated at the Planning Commission meeting last Night he asked if the Planner – McKenna and Attorney – O'Reilly Rancilio P.C. might be able to put together a joint meeting of the Planning Commission and Zoning Board of Appeals for the purposes of training Sometime in December as they had last year.

Discussion was had on this. It was suggested that December was a busy month. The Board discussed the possibility of doing a large training in September – kind of like the beginning of school. Discussion of updating the binder was had as well. Mr. DeNault stated he could do this.

h. Planning and Zoning Report

Board Member Farina indicated that he would like to see the attorney comments and updates be included in the Planning and Zoning report – such as parking agreements, etc. They would have better information moving forward on all issues and items that way. Attorney DeNault noted that Planning and Zoning and Building were all very good at these items; but he would be happy to do so.

i. ZBA and Planning Commission By-Laws

Board Member Farina wanted to see if everyone on the Zoning Board of Appeals and Planning Commission had a copy of the most up to date By-Laws. Clerk Greenia stated she would be happy to get everyone a copy of the most recent updated version.

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Mr. Farina stated that he felt these should be looked at to see if they need to be updated.

8. UNFINISHED BUSINESS OF THE BOARD (NONE)

Nothing at this time.

9. PLANNING COMMISSION LIAISON MEMBER REPORT

Board Member Farina reviewed the actions taken at the Planning Commission last night. This included review of the draft Ordinance amendment as well as the newly elected Planning Commission officers.

10. PUBLIC PARTICIPATION

Kathy Czarnecki ,31726 Pam Court asked about the possibility of anyone on the Zoning Board of Appeals being able to live outside of the City limits. It was noted this was not possible due to State law. She then thanked Mr. Stimac for his years of service to the City of Fraser.

11. APPROVAL OF MINUTES NOVEMBER 3, 2022

Motion by Menendez supported by Lesich to approve the City of Fraser Zoning Board of Appeals Meeting minutes of the November 3, 2022 Zoning Board of Appeals Meeting As presented.

AYES: Chimenti, Lesich, Menendez, Stimac

NAYS:

ABSTAIN: Burley, Farina

Motion Carried

12. MEMBERS' COMMENTS AND ITEMS OF INTEREST

Board Member Burley questioned regarding the ZBA meetings being on the website. Discussion on Board Member Lesich's term was had.

Board Member Lesich wanted to thank Mr. Stimac for his professional service to this City.

Board Member Farina thanked Mr. Stimac for his service to the City. He reviewed all the services Mr. Stimac has performed for the City and stated how much he appreciated him.

Board Member Menendez then stated Mr. Stimac carried with him an immense amount of knowledge not only regarding the planning and zoning laws but also with his history of the City of Fraser. He would be sorely missed. The City of Fraser would miss him very much.

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Chairman Stimac then commented. He reviewed with the Board his history on this body. He wanted to thank everyone for their support over the years. He thanked both City Administration and Staff for their help over the years as well as the City's consultants. He thanked his fellow Board members over the years, particularly for their time and efforts in always doing what is right and best for the residents of the City of Fraser. Finally he thanked his family for their support of him in this service.

13. ADJOURNMENT

Motion by Stimac supported by Farina to adjourn the meeting at 8:06 p.m.

All Ayes

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser