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City of Fraser

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MINUTES
CITY OF FRASER
33000 GARFIELD, FRASER, MI 48026
ZONING BOARD OF APPEALS MEETING
AUGUST 3, 2023 @ 7:00 P.M.
AS APPROVED 10/5/2023

1. Call Meeting to Order

Chairman Farina called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

Chairman Farina then led the Pledge of Allegiance.

3. Roll Call "Member"

Present: Burley, Chimenti, Farina, Goodell, Lesich, Menendez
Absent: none

4. Approval of Agenda – August 3, 2023

Motion by Menendez supported by Lesich to approve the agenda for August 3, 2023 meeting of the City of Fraser Zoning Board of Appeals.

AYES: Burley, Chimenti, Farina, Goodell, Lesich, Menendez
NAYS: None

Motion Carried

5. Approval of Minutes – July 20, 2023

Motion by Lesich supported by Menendez to approve the minutes of the July 20, 2023 meeting of the City of Fraser Zoning Board of Appeals as amended, noting that Member Burley was not present under Roll Call and Member Burley did not vote to adjourn.

AYES: Burley, Chimenti, Farina, Goodell, Lesich, Menendez
NAYS: None

Motion Carried

6. Formal Statement by Chair

Chairman Farina read the formal statement into the record.

7. Public Hearing – None

8. Old Business (Postponed Cases)

a. Variance Request Appeal ZBA 23-03 17157 Anita, Residential Variance for rear and side yard setback additions.

BY REASON OF: SECTION 32-122-3, PROVISIONS PERTAINING TO MINIMUM YARD REQUIREMENTS IN THE RM, RESIDENTIAL MEDIUM ONE FAMILY DISTRICT.

PURPOSE OF REQUEST: TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS TO REDUCE THE SIDE AND REAR BUILDING SETBACK REQUIREMENTS IN THE RM, RESIDENTIAL MEDIUM DENSITY ONE-FAMILY DISTRICT. THE ORDINANCE SPECIFIES 30-FOOT MINIMUM REAR YARD SETBACK AND A 5-FOOT MINIMUM SIDE YARD SETBACK. THE APPLICANT IS PROPOSING TO ATTACH THE EXISTING DETACHED GARAGE AND IS REQUESTING A 10-FOOT REAR SETBACK AND 3-FOOT SIDE SETBACK.

LOCATION: 17157 ANITA, FRASER, MI 48026

Eric Heideper with Poly Arc, 44045 Gratiot Avenue in Clinton Township was present on behalf of the applicant. Design of the proposed structure including roof line, exterior, and interior were discussed with the board.

Chair Farina found the dimensions on the submitted drawing were slightly off from what is currently on the property.

Board Member Menendez asked about how the existing garage is going to be connected to the breezeway.

Chair Farina asked Mr. Heideper to identify the hardship or difficulty of the land, which are how variances are granted. Mr. Heideper stated the hardship comes from the placement of the garage in relation to the house. The existing conditions of the home have not been altered since the purchasing of the home. Nothing unique to the land could be identified.

Member Menendez asked about a handicap ramp be added in lieu of the addition, Mr, Heideper stated that this could be an option.

Motion by Lesich supported by Menendez to deny the variance request 23-03 for 17157 Anita for the reason of no hardship to the land being identified.

There was no public comment to be heard.

AYES: Burley, Chimenti, Farina, Goodell, Lesich, Menendez
NAYS: None

Motion Carried

9. New Business of the Board

Nothing at this time.

10. Unfinished Business of the Board

Chair Farina asked that more information be submitted with applications for Zoning Board of Appeals.

11. Monthly Report

a. July Monthly Report

Planner Warren discussed with the board new changes and updates from last month's Zoning Board of Appeals meeting.

b. Action Items

Planner Warren discussed responses to open questions from last month's meeting including rope lighting standards, 16841 14 Mile sign addition that was put up after denial, and open enforcement at 34625 Utica hole in the ground.

New items for next month include the addition of the can lights added to the exterior at 16841 14 Mile Road and soil contamination at 34625 Utica.

12. Planning Commission Liaison

Chairman Farina reviewed the Planning Commission meeting that was had on Wednesday August 2, 2023.

13. Public to be Heard

No Public to be heard.

14. Members Comments and Items of Interest

Member Menendez asked that the Action Item be printed for the members at the meetings to review.

All other members no comment.

15. Adjournment

Motion by Lesich supported by Goodell to adjourn the meeting at 7:33 p.m.

AYES: Burley, Chimenti, Farina, Goodell, Lesich, Menendez
NAYS: None

Motion Carried

City of Fraser Zoning Board of Appeals Meeting
August 3, 2023

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser