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**FRASER ZONING BOARD OF APPEALS MEETING MINUTES
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
THURSDAY, NOVEMBER 3, 2022 @ 7:00 P.M.
AS APPROVED ON JANUARY 5, 2023**

A regular meeting of the City of Fraser Zoning Board of Appeals was held on Thursday, November 3, 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 7:01 p.m. Chairman Stimac Led the Pledge of Allegiance.

2. ROLL CALL

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

3. APPROVAL OF AGENDA

Motion by Menendez supported by Farina to approve the agenda as presented.

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.

**FRASER ZONING BOARD OF APPEALS MINUTES
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6. PUBLIC HEARINGS

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

Applicant's attorney asked for allowing 2-foot masonry wall or 6-foot decorative fence in lieu of proposed 6-foot masonry wall. The attorney brought up the history between the two properties with visitors of restaurant utilizing applicant's parking lot.

Ms. Menendez asked about a 4-foot decorative fence instead. The applicant's attorney agreed with this request. Menendez said it should still be approved by the Planning Commission.

Mr. Logan asked how far back the fence goes.

Chairman Stimac asked about the application not providing a hardship. He referenced the history with the property to the north and that the fence would still be able to be walked around. Chairman asked why it couldn't just be 2 feet the whole length of the north property line.

Mr. Lesich asked about the height of the proposed structure.

Mr. Logan asked about if a 4 foot fence would go the entire length of the north property line.

Mr. Lesich said he was unaware of how long the food truck was permitted there.

Ms. Menendez said she wasn't supportive of a masonry wall and was supportive of a decorative fence.

Chairman Stimac opened public hearing. No public comments were provided. Stimac closed public hearing.

Motion by Menendez supported by Logan to approve variance request on the condition that a decorative wrought-iron fence non-sight obscuring fence not more than 4 feet in height be provided instead of the proposed 6-foot masonry wall. Menendez also clarified the fence would need to be approved by planning commission.

All Ayes

Motion Carried

7. NEW BUSINESS OF THE BOARD

None at this time.

8. UNFINISHED BUSINESS OF THE BOARD

None at this time.

**FRASER ZONING BOARD OF APPEALS MINUTES
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9. PLANNING COMMISSION LIAISON MEMBER REPORT

Mr. Farina was absent tonight, no report given.

10. PUBLIC PARTICIPATION

No public participation.

11. APPROVAL OF MINUTES MARCH 2, 2022

Motion by Lesich supported by Logan to approve the minutes of the October 6, 2022 Zoning Board of Appeals meeting.

All Ayes

Motion Carried

12. MEMBERS' COMMENTS AND ITEMS OF INTEREST

No comments were given.

13. ADJOURNMENT

Motion by Chimenti supported by Menendez to adjourn the meeting at 7:46 p.m.

All Ayes

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser