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**ZONING BOARD OF APPEALS MEETING MINUTES
CITY OF FRASER
33000 GARFIELD, FRASER, MI 48026
ZONING BOARD OF APPEALS MEETING
February 2, 2023 @ 7:00 P.M.
As Approved April 6, 2023**

A regular meeting of the City of Fraser Zoning Board of Appeals was held on Thursday, February 2, 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 Mark Stimac called the meeting to order at 7:00 p.m. Chairman Stimac Led the Pledge of Allegiance.

2. ROLL CALL

Present: Chimenti, Lesich, Menendez, Stimac, Farina, Burley
Absent: None

3. APPROVAL OF AGENDA

Amend the agenda to say "Report" instead of "Program" for item 7a, also back of agenda Fraser City Council Meeting header should be removed.
Motion by Farina supported by Menendez to approve the agenda as amended.
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.

6. PUBLIC HEARINGS

A. APPEAL #ZBA22-05: VARIANCE REQUEST / 16841 FOURTEEN MILE ROAD

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SMOKEY JOE'S

Mark Satowski from iSigns and Design and Applicant Joe Matteo are present. Planner Littman presented the review and requested variances to the board.

Joe Matteo, business owner, presented his reasoning for his request.

Member Burley asked about the board sign currently having "Liquor" on it. Mr. Matteo explained that sign was put in place as a quick alternative to the wall sign.

Member Menendez explained that the ordinance has regulations for signs that needs to be followed. The current wall sign is larger than maximum allowed. Mr. Matteo stated he would be willing to remove the window wall signage to be approved for additional signage.

Member Farina asked the applicant if he would be willing to remove all the window signs and adding a neon sign stating "Liquor". Mr. Matteo stated if it came down to that, he would do it.

Chair Stimac asked the applicant about possibly reconfiguring the current permitted sign to add "liquor". Mr. Matteo would be open to doing this. Chair Stimac did also ask if he obtains more than one unit, which the applicant does.

Public comment: Chair Stimac opened up the Public Hearing.

Adam Walsh, resident of Fraser, spoke in support of the additional signage at Smokey Joe's.

Chair closed public hearing at 7:40pm.

Member Menendez asked about a possible postpone procedure.

Member Lesich, agreed with Chair Stimac and Member Menendez, on proposing a solution for the applicant to come back to the board with a revised request.

Member Farina also agrees with the board members and stated if a vote was to be made, he would deny.

Chair Stimac asked that the current wall sign be researched when it was permitted.

Member Farina would like to know if the other tenants in the plaza received variances.

Motion by Menendez supported by Burley to postpone giving the applicant the opportunity to revise plans and come back to the March 2, 2023, Zoning Board of Appeals meeting.

5 Ayes 1 Nay

Motion Carried

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7. NEW BUSINESS OF THE BOARD

a. 2022 Fraser Annual Planning Report

Planner Littman presented the 2022 Fraser Annual Planning Report to the board.

Member Menendez asked that the business name be added in the future.

Motion by Farina supported by Menendez to send the 2022 Fraser Annual Planning Report to City Council with the name change of “2022 Fraser Annual Planning Commission and Zoning Report”.

All Ayes

Motion Carried

8. UNFINISHED BUSINESS OF THE BOARD

None at this time.

9. PLANNING COMMISSION LIAISON MEMBER REPORT

Member Farina summarized the February 1st, 2023 Planning Commission meeting items.

10. PUBLIC PARTICIPATION

No public participation.

11. APPROVAL OF MINUTES JANUARY 5, 2023

Motion by Lesich supported by Burley to approve the January 5, 2023 meeting minutes as presented.

All Ayes

Motion Carried

12. MEMBERS' COMMENTS AND ITEMS OF INTEREST

Member Burley asked if the new members got appointed by City Council. The Fraser City Council meeting will be held next week.

Member Farina asked about the training session in the Fall and the sign ordinance updates happening this year.

Member Menendez asked about the previous draft sign ordinance and if it ever moved forward. Chair Stimac.

13. ADJOURNMENT

Motion by Farina supported Lesich by to adjourn at 8:06 pm
All Ayes Motion Carried

Respectfully Submitted:
Cindi Greenia, Clerk – City of Fraser