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AS APPROVED 3/7/2024
CITY OF FRASER ZONING BOARD OF APPEALS
JANUARY 18, 2024 @ 7:00 P.M.
COUNCIL CHAMBERS, 33000 GARFIELD, FRASER, MI 48026

I. CALL MEETING TO ORDER

A regular meeting of the City of Fraser Zoning Board of Appeals was held on Thursday, January 18, 2024 at 7:00 pm. In City Council Chambers. The meeting was called to order by Chairman Farina at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

Chairman Farina led the Pledge of Allegiance.

III. ROLL CALL

PRESENT: Burley, Chimenti, Farina, Goodell, Menendez

ABSENT:

OTHERS: City Attorney Alyssa Ericson, City Planner Lauren Sayre, City Clerk Greenia

IV. APPROVAL OF AGENDA – January 18, 2024

Motion by Menendez, supported by Chimenti, to approve the agenda as amended with the removal of Item X. a. Discussion of Driveway Expansion, and the addition of IX. b. Discussion of Master Plan.

AYES: Burley, Chimenti, Farina, Goodell, Menendez

NAYS: None

Motion Carried

V. APPROVAL OF MINUTES – December 7, 2023

Motion by Menendez, supported by Burley, to approve the minutes as amended with the addition of the State Tribute.

AYES: Burley, Chimenti, Farina, Goodell, Menendez

NAYS: None

Motion Carried

VI. FORMAL STATEMENT BY CHAIR

Chairman Farina gave a formal statement relative to the powers of the Zoning Board of Appeals and the facts and conditions for granting appeals.

VII. PUBLIC HEARING

There was no public hearing at this time.

VIII. OLD BUSINESS (Postponed Cases)

- A. APPEAL #ZBA 23-05 Monticello Company, LLC. 31471 Utica Road, section 32-85-1-0, provisions pertaining to accessory freestanding signs.

Planner Lauren Sayre presented the case for the variance. Request to obtain a variance from zoning ordinance standards to increase the maximum freestanding sign area within the prohibited vertical dimensions of four (4) feet and ten (10) feet. Section 32-85-1-0 specifies that freestanding signs shall be at least ten (10) feet at their lowest point above the sidewalk level or less than four (4) feet in height at the highest point.

Signarama representative and Monticello Company, LLC owner were present for discussion and to answer questions from the board.

Motion by Farina, supported by Goodell, to approve the variance request #22-05 31471 Utica Rd to replace and update a dilapidated nonconforming sign for the reason of older building layout on the property which do not allow for individual buildings to have their own signs. The variance allows the property to repair the current sign and will increase the maximum free standing sign area within the prohibited vertical dimensions of the sign between 10 ft and 4 ft.

Member Burley made an addition to the motion to make note that we do not have previous square footage of the current sign and will not be used as a reason for hardship.

AYES: Burley, Chimenti, Farina, Goodell, Menendez

NAYS: None

Motion Carried

IX. NEW BUSINESS OF THE BOARD

- a. Election of Officers

City Attorney, Alyssa Ericson, began the election of officers with Chairperson.

Member Menedez nominated Farina for Chairperson, Chair Farina accepted the nomination.

Chair Farina nominated Member Burley for Vice Chairperson, Member Burley accepted the nomination.

Member Burley nominated Member Menendez for Secretary, Member Menendez accepted the nomination.

- b. Discussion of the Master Plan

Chair Farina asked that all members have a copy of the most recent approved Master Plan. Chair Farina asked that the members become familiar with the Master Plan as well.

X. UNFINISHED BUSINESS OF THE BOARD

None at this time.

XI. MONTHLY REPORT

- a. December Monthly Reports

City Attorney, Alyssa Ericson, gave a report of the Big Boy, Hockeyland, property. The city has given approval to expand the temporary Certificate of Occupancy for 30 days. There has been significant progress that has been made with a few minor outstanding items. The applicant will likely be coming to Planning Commission for the special land use conditions approval modification.

b. Action Items Update

Planner Sayre gave an update on open action items from last month's meeting. 31000 Groesbeck Highway received approval for the special land use, but have pulled out at this time. 32660 Utica received final site plan approval and can apply for building permits. 16841 14 Mile Road has had a pre-trial for their non-compliant sign. Sheetz conditional rezoning will be moving forward to the next City Council meeting.

XII. PLANNING COMMISSION LIAISON REPORT

Member Farina summarized the January Planning Commission meeting items.

XIII. MEMBERS' COMMENTS AND ITEMS OF INTEREST

Member Farina asked about the training session in the Fall, which currently has not been scheduled.

City Planner, Lauren Sayre, asked about a February meeting. There is currently no business, but an applicant for a board member position interview. There is also the annual planning program for review.

XIV. ADJOURNMENT

Motion by Farina, supported Goodell by to adjourn at 8:10 pm

All Ayes

Motion Carried

Respectfully Submitted:

Cindi Greenia, Clerk
City of Fraser