



CITY MANAGER
Elaine Leven
CITY CLERK
Cynthia Greenia

City of Fraser

CENTENNIAL COMMUNITY

MAYOR
Michael Carnagie
MAYOR PRO-TEM
Patrice M. Schornak
COUNCIL
Amy Baranski
Kathy Blanke
Suzanne Kalka
Patrick O'Dell
Dana Sutherland

CITY OF FRASER ZONING BOARD OF APPEALS
MUNICIPAL BUILDING 33000 GARFIELD, FRASER, MI 48026
THURSDAY, MARCH 2, 2023 @ 7:00 P.M.

1. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF AGENDA – 3/2/2023
4. FORMAL STATEMENT BY CHAIR
5. OLD BUSINESS
6. PUBLIC HEARINGS
7. NEW BUSINESS OF THE BOARD
 - a. Interview Candidate for Appointment to ZBA
8. UNFINISHED BUSINESS OF THE BOARD
9. PLANNING COMMISSION LIAISON MEMBER REPORT
10. PUBLIC PARTICIPATION
11. APPROVAL OF MINUTES – FEBRUARY 2, 2023
12. MEMBERS COMMENTS AND ITEMS OF INTEREST
13. ADJOURNMENT
POSTED: 2/22/23



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To: Zoning Board of Appeals

Date: 2/22/23

From: City Clerk Greenia

Re: Interview of Candidate at March 2, 2023 Meeting

On January 30, 2023 I received the attached email from Mr. Matt Goodell with resume expressing interest in becoming a member of the Zoning Board of Appeals. As is customary the Zoning Board of Appeals will need to interview him and determine whether or not they would like to recommend him for appointment to City Council.

Currently there is one seat open via resignation and one seat open via no reappointment sought. Should you approve recommending to City Council his appointment to the Zoning Board of Appeals his term end date would be 12/31/2025.

APPLICATION FOR APPOINTMENT TO CITY BOARDS & COMMISSIONS



APPLICATION MAY BE SUBJECT TO PUBLIC VIEW

City of Fraser
33000 Garfield Road
Fraser, Michigan

LAST NAME	FIRST NAME	MIDDLE INITIAL		
Goodall	matthew	F		
ADDRESS (number & street)				
CITY	STATE	ZIP CODE	HOME PHONE	CELL PHONE
Fraser	mi	48026		
NAME OF BOARD/COMMISSION APPLYING FOR				
Zoning Board of Appeals				
REASON FOR INTEREST IN THIS BOARD (please list activities & special qualifications)				
Would like to be more involved in City doings -				
EDUCATION (please list schools, diplomas, degrees, professional certificates, etc.)				
Certificate of Bldg. Trades				
CURRENT EMPLOYMENT				
COMPANY NAME		YOUR TITLE/POSITION		
Detroit Land Bank Authority		Project mgr. II		
COMPANY ADDRESS (number & street)				
CITY	STATE	ZIP CODE	OFFICE PHONE	PAGER
Detroit	mi			
PLEASE LIST YOUR RESPONSIBILITIES				

PLEASE ATTACH YOUR RESUME TO THIS APPLICATION

Cindi Greenia

From: Matt Goodell
Sent: Monday, January 30, 2023 10:55 AM
To: City Clerk; Mary Matuz
Subject: Resume for interest on Boards/Commissions
Attachments: Matt Goodell - Resume 1-27-23.pdf

Good Morning,

I saw a post on Facebook from Robert Brannon online regarding vacancies in various city Boards and Commissions. I have been a resident of Fraser for 10 years, and would be interested in the Zoning Board of Appeals if there is opportunity to join. Attached is my resume for review of my current and previous employment. I have not engaged within city doings in the past, but can say that I pretty actively follow what is happening within our city and believe I would be a great candidate to serve and involve myself for the future of the city of Fraser.

Thank you for your consideration, if anything else is needed please feel free to reach out.

Matt Goodell

Called 2-7-23

Cindi Greenia

From: Cindi Greenia
Sent: Tuesday, February 7, 2023 5:41 PM
To:
Subject: City of Fraser ZBA Application
Attachments: Boards and Commissions Application.pdf

Good Evening Mr. Goodell,

It was a pleasure to speak with you tonight about your interest in serving on the City of Fraser's Zoning Board of Appeals.

As I reviewed on the phone we will be requesting you to come to the March 2, 2023 meeting here at City Hall at 7:00 p.m. to talk with the Board regarding this position. I will send you a reminder about a week before the meeting.

Also, I have attached an application to serve on our Boards and Commissions. If you could fill that out and get it back to me no later than February 20th, 2023 I would very much appreciate it.

Thank you again – I look forward to meeting you. C

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

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 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

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