



**CITY MANAGER**  
Elaine Leven  
**CITY CLERK**  
August Gitschlag

# City of Fraser

**CENTENNIAL COMMUNITY**

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**MAYOR PRO-TEM**  
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Kenny Perry  
Patrice Schornak  
Sherry Stein

**CITY OF FRASER ZONING BOARD OF APPEALS**  
**MARCH 7, 2024 @ 7:00 P.M.**  
**COUNCIL CHAMBERS, 33000 GARFIELD, FRASER, MI 48026**  
**AS APPROVED APRIL 4, 2024**

## **I. CALL MEETING TO ORDER**

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

## **II. Chairman Farina led the Pledge of Allegiance.**

## **III. ROLL CALL**

PRESENT: Burley, Farina, Goodell, Menendez  
ABSENT: Chimenti

OTHERS: City Attorney Hayley Tomich, City Planner Lauren Sayre

Motion by Chair Farina, supported by Menendez to excuse Commissioner Chimenti from the March 7, 2024, Zoning Board of Appeals regular meeting

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

**Motion Carried**

## **IV. APPROVAL OF AGENDA – March 7, 2024**

Motion by Farina, supported by Burley, to approve the agenda as amended with the movement of Item IX. a. and Item IX. b. Interview of Candidates before Item VII. a. and the removal of Item IV. c. ZBA #24-01, 16659 E. 14 Mile Road, Suite B.

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

**Motion Carried**

**CITY OF FRASER ZONING BOARD OF APPEALS**  
**MARCH 7, 2024 @ 7:00 P.M.**

**V. APPROVAL OF MINUTES – January 18, 2023**

Motion by Burley, supported by Menendez, to approve the minutes as presented.

AYES: Burley, 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. NEW BUSINESS OF THE BOARD**

**A. Interview of Candidate – Emma Stasek**

Candidate Emma Stasek provided her background in Fraser and her qualifications for the position on the Zoning Board of Appeals. Chairman Farina asked Ms. Stasek the interview questions, including her vision for the City of Fraser in the future and her familiarity with the City's Planning Documents to which Stasek responded. Planner Sayre reminded Commissioners and the Candidate of the joint training occurring on Monday March 11, 2024 at 6:30pm.

**Motion** by Burley, supported by Menendez, to recommend to City Council the appointment of Emma Stasek to the Zoning Board of Appeals for a term date ending on December 31, 2026.

AYES: Burley, Farina, Goodell, Menendez

NAYS: None

**Motion Carried**

**B. Interview of Candidate – Partick Green**

Candidate Patrick Green provided his background in Fraser and his qualifications for the position on the Zoning Board of Appeals. Chairman Farina asked Mr. Green the interview questions, including positions on any other boards and commissions, ability to read blueprints, his vision for the City of Fraser in the future and his familiarity with the City's Planning Documents, to which Mr. Green responded. Commissioner Burley asked about

**CITY OF FRASER ZONING BOARD OF APPEALS  
MARCH 7, 2024 @ 7:00 P.M.**

the candidate's ability to be impartial and evaluate applications based on the requirements of the zoning ordinance. Mr. Green responded that he would be able withdrawing from conversation.

**Motion** by Farina, supported by Burley, to recommend to City Council the appointment of Patrick Green to the Zoning Board of Appeals for a term date ending on December 31, 2026.

AYES: Burley, Farina, Goodell, Menendez

NAYS: None

**Motion Carried**

**VIII. PUBLIC HEARING**

- A.** VARIANCE REQUEST #ZBA 24-01 – 16659, Suite B, 14 Mile Road, use variance to operate a use permitted in the IR district in the CBD district.

Planner Lauren Sayre presented the case for the variance. Request to obtain a use variance from zoning ordinance to allow a powder coating business, which is allowed in the industrial Restricted District (IR), in the Community Business District (CBD). Planner Sayre noted that five votes from the board were needed for the use variance to be approved, and the standards are required to approve the variance. Planner Sayre noted that the original use of the building was as an accessory building and was not for any particular use. Planner Sayre noted the adjacency of residential areas and concerns from the Building Department and Public Safety. Planner Sayre recommended denial of the use variance for 16659, Suite B, 14 Mile Road.

Trevor Tuller was present for discussion and to answer questions from the board.

Commissioner Menendez asked for clarification if OS or CN uses are allowed in the CBD District if they met all qualifications. Planner Sayre confirmed that was the case.

Chair Farina opened the floor for public hearing at

7:33 PM. There were no comments from the public.

Chair Farina closed the public hearing at 7:33 PM.

Chair Farina asked if the change from a storage use to a manufacturing use was a large change in zoning and if there was a bathroom in the building. Mr. Tuller confirmed there was a bathroom. Mr. Tuller answered concerns about hours of operation and concerns with chemicals and activities outside of the building. Mr. Tuller confirmed that no activity would occur outside of the building and there would be minimal chemicals on the site.

**CITY OF FRASER ZONING BOARD OF APPEALS**  
**MARCH 7, 2024 @ 7:00 P.M.**

Commissioner Menendez asked what materials would be powder coated and if there would be fumes. Mr. Tuller confirmed that no fumes would be emitted and that materials that would be powder coated would already be stripped in preparation for powder coating.

Commissioner Burley asked if the business would operate on a full-time basis. Mr. Tuller confirmed that it would not be a full-time business. Commissioner Burley asked why the applicant would sign a lease agreement before knowing that they could conduct the proposed use and what the hardship would be. Mr. Tuller explained that he received incomplete information on if the site could be used for his proposed activity and explained the hardship on his application.

Commissioner Menendez asked why the applicant did not find a building in the industrial district. Mr. Tuller said that there was not a building in the industrial district for lease. Chair Farina noted that they did not have enough members present and would have to postpone the vote. City Attorney Tomich confirmed that was the case.

**Motion** by Menendez, supported by Goodell, to postpone the use variance request #24-01 16659 E. 14 Mile Road, Suite B to obtain a use variance from zoning ordinance standards to allow a powder coating business, which is allowed in the industrial Restricted District (IR), in the Community Business District (CBD) to the April 4, 2024 Zoning Board of Appeals meeting.

Commissioner Menendez noted that a public hearing did not have to occur for this application at the next meeting because it occurred at this meeting. City Attorney Tomich confirmed that was the case and no public noticing needed to occur for this application.

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

**Motion Carried**

**IX. OLD BUSINESS (Postponed Cases)**

There was no old business to discuss.

**X. NEW BUSINESS OF THE BOARD**

**A. Annual Planning and Zoning Report**

Planner Sayre presented the Annual Planning and Zoning Report, including variances and appeals granted, development reviews, enforcement, items that Planning receives frequent questions on, and the 2024 Work Plan. Commissioner Menendez asked when this would

**CITY OF FRASER ZONING BOARD OF APPEALS  
MARCH 7, 2024 @ 7:00 P.M.**

be submitted to City Council. Planner Sayre stated that there was no time limit, but it was planned to be submitted soon, ideally for their next agenda after the upcoming meeting next week.

**Motion** by Farina, supported by Goodell to forward the 2023 Annual Planning and Zoning Report to City Council with approval from the Zoning Board of Appeals.

AYES: Burley, Farina, Goodell, Menendez

NAYS: None

**Motion Carried**

**XI. UNFINISHED BUSINESS OF THE BOARD**

None at this time.

**XII. MONTHLY REPORT**

**A. February Monthly Reports**

Planner Sayre provided a correction that the Big Boy, Hockeyland, property temporary certificate of occupancy was extended until March 18<sup>th</sup>, not March 16<sup>th</sup>. Planner Sayre stated that the applicant received approval from the Planning Commission for the modification of their special land use.

Planner Sayre noted that the Utica Road Strip Mall was applying for demolition permits and would soon move forward with applying for building permits.

Planner Sayre provided the update that the sign variance that was approved by the board in January was obtained and the sign was construction.

Planner Sayre updated that Sheetz will be returning to the agenda in May after working out the details of the conditional zoning agreement with the City Attorney.

Chair Farina opened up the floor for comments. Chair Farina and Commissioner Menendez congratulated Commissioner Goodell on his new employment

**B. Action Items Update**

None at this time.

**CITY OF FRASER ZONING BOARD OF APPEALS  
MARCH 7, 2024 @ 7:00 P.M.**

**XIII. PLANNING COMMISSION LIAISON REPORT**

Chair Czarnecki of the Planning Commission summarized the March Planning Commission meeting items, including approval of the special land use modification for the Big Boy, Hockeyland project. Chair Czarnecki stated that Mr. Trevor Tuller was recommended by the Planning Commission for approval to serve on the Planning Commission.

Chair Farina reminded commissioners of the joint training on March 11, 2024. City Attorney Tomich provided an update on the training materials that will be provided.

**XIV. PUBLIC TO BE HEARD**

None at this time.

**XV. ADJOURNMENT**

**Motion** by Menendez, supported Goodell by to adjourn at 8:01 pm

All Ayes

**Motion Carried**

Respectfully Submitted

Cindi Greenia, Clerk  
City of Fraser

**CITY OF FRASER ZONING BOARD OF APPEALS  
MARCH 7, 2024 @ 7:00 P.M.**