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**CITY OF FRASER
ZONING BOARD OF APPEALS MEETING
NOVEMBER 7, 2024 @ 7:00 P.M.
33000 GARFIELD, FRASER, MI 48026
AS APPROVED 12/4/2024**

A regular meeting of the City of Fraser Zoning Board of Appeals was held Thursday, November 7, 2024 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. Call to Order

Chair Farina called the meeting to order at 7:01 p.m.

2. Pledge of Allegiance

Chair Farina led the Pledge of Allegiance.

3. Roll Call

Present: Burley, Chimenti, Farina, Green, Menendez,
Absent: Stasek
Others: City Planner Sayre, City Attorney Hishon, City Clerk Gitschlag

4. Approval of Agenda - November 7, 2024

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

Ayes: Burley, Chimenti, Farina, Green, Menendez

Nays:

Absent: Stasek

Motion Carried

5. Approval of Minutes – September 5, 2024

Motion by Menendez supported by Chimenti to approve the minutes as presented.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek

Nays:

Absent: Stasek

Motion Carried

Stasek arrives at 7:06

6. Formal Statement by Chair

7. New Business of the Board

a. Public Hearings – ZBA 24-06 – 33420 Utica Road, Use Variance for Multiplex Development

To obtain a use variance from zoning ordinance standards to allow the applicant to construct multiplex buildings consisting of seven two-family dwellings on site with associated parking in the RM zoning district.

Ayad Razoo was there on behalf of the petitioner.

Open Public Hearing at 7:16

Public Comment by: Denise Bilson & Megan Walker

Close Public Hearing at 7:24

Motion by Menendez supported by Burley to motion to approve ZBA 24-06 located at 33420 Utica Rd. VARIANCE request by reason of Section 32-122 provisions relating to permitted uses in the RM , one family residential District:

Granting the applicant a “Use Variance” from zoning ordinance standards to allow the applicant to develop the site as a condominium consisting of up to 7 (seven) two- family (duplex) buildings on the sight with associated parking in the RM District.

With the following condition:

No master deed may be recorded until it is in a form satisfactory to the city attorney. The cost of review of the master deed and bylaws to the city shall be reimbursed by the applicant, with an escrow to be established in an amount set by the planner.

Reason for this approval:

1. This parcel is unique and in that the depth (over 600 feet), is significantly greater than other parcels in the same zoning district and nearby and by granting this variance it will allow this property owner the same rights afforded to adjacent and nearby parcels with similar zoning, as they were granted a Use Variance.
2. This development will not materially impair the intent of purpose of this chapter or public interest. Adjacent properties are mainly multi-family developments, and the property is located along a major thoroughfare. The parcels is unique due to its unusual length-to- depth dimensions and situated among multi-family developments. We do not anticipate granting this variance to create a general rule.

This development is very consistent with the master plan.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek

Nays:

Absent:

Motion Carried

November 7, 2024

b. **Other**

i. Interview of Joseph Chimenti for position on the Zoning Board of Appeals

ii. Interview of Rosanne Menendez for position on the Zoning Board of Appeals

Motion by Farina, Burley second to suspend the rules, and reappoint Joe Chimenti and Rosanne **Menendez to the Zoning Board of Appeals.**

Motion Carried Unanimously

8. Old Business – None

9. Unfinished Business – Request for ID Badges

10. Monthly Reports

11. Planning Commission Liaison

12. Public Participation

13. ADJOURNMENT

Motion by Menendez supported by Chimenti to adjourn the meeting at 7:49 p.m.

AYES: Burley, Chimenti, Farina, Green, Menendez, Stasek

NAYS: None

Absent:

Motion Carried