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CITY CLERK
August Gitschlag

City of Fraser

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FRASER ZONING BOARD OF APPEALS MEETING MINUTES **Thursday, March 6, 2025 @ 7:00 P.M.** **33000 GARFIELD; FRASER, MI 48026** **APPROVED JUNE 5, 2025**

A regular meeting of the City of Fraser Zoning Board of Appeals was held Thursday, January 16, 2025, at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. Call Meeting to Order

Chair Farina called the meeting to order at 7:00 pm

2. Pledge of Allegiance

Chair Farina led the Pledge of Allegiance.

3. Roll Call

Present: Burley, Chimenti, Farina, Menendez, Wahl
Absent: Green, Stasek

Chair Farina noted for the record that Members Green and Stasek absences were excused as the Board was previously made aware of their availability.

Others present: City Planner Sayre, City Attorney DeNault, City Clerk Gitschlag

4. Approval of Agenda – March 6, 2025

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

Ayes: Burley, Chimenti, Farina, Menendez, Wahl
Nays:
Absent: Green, Stasek

Motion Carried

FRASER ZONING BOARD OF APPEALS MEETING MINUTES

Thursday, March 6, 2025 @ 7:00 P.M.

5. Approval of Minutes – January 16, 2025

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

Ayes: Burley, Chimenti, Farina, Menendez, Wahl

Nays:

Absent: Green, Stasek

Motion Carried

6. Formal Statement by Chair

7. Old Business (Postponed Cases)- None

8. New Business of the Board

a. Public Hearings – ZBA 25-01, 16945 Masonic Boulevard

To obtain a variance from zoning ordinance standards of minimum off-street parking count for industrial, manufacturing, and related accessory offices. 26 parking spaces are required, and the applicant is requesting a variance of 6 spaces, allowing for a total of 20 spaces. AND To obtain a variance from zoning ordinance standards for combined ingress/egress access width to a parking lot from 30 ft to 22 ft, which requires a variance of 8 ft.

Business owner Randy DeBeul presented his case and described his needs to the Board.

Mr. DeBeul withdrew his request to obtain a variance from zoning ordinance standards for combined ingress/egress access width to a parking lot from 30 ft to 22 ft, which requires a variance of 8 ft for additional changes.

Motion by Burley supported by Wahl to approve the variance to reduce the required parking from 26 to 20 spaces due to spatial limitations from the site's legal industrial use in the CN district.

Members reminded the applicant that he is not allowed to have outside storage or block required parking spaces.

Public Hearing Opened at 7:59pm

Public Hearing Closed at 8:00pm

Ayes: Burley, Chimenti, Farina, Menendez, Wahl

Nays:

Absent: Green, Stasek

Motion Carried

9. Unfinished Business of the Board – None

FRASER ZONING BOARD OF APPEALS MEETING MINUTES
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10. Monthly Report

- a. February Monthly Report – Hockeyland paperwork IS IN
- b. Action items Update – none

11. Planning Commission Liaison

Frank Farina updated the Board on the Planning Commissions approvals of the site plan for Duplex Condos at 33420 Utica, the site plan for a strip mall at 17689 Masonic, and the special land use for Fraser Tire at 32314 Utica Rd. He also reported on the driveway extension postponement, and the Sidewalk Gap presentation.

12. Public to be Heard - none

13. Adjournment

Motion by Menendez supported by Chimenti to adjourn the meeting

Ayes: Burley, Chimenti, Farina, Menendez, Wahl

Nays:

Absent: Green, Stasek

Motion Carried

Meeting adjourned at 8:08pm

Respectfully Submitted:

August Gitschlag, City Clerk
City of Fraser