



City of Fraser

CENTENNIAL COMMUNITY

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**CITY OF FRASER ZONING BOARD OF APPEALS
AUGUST 15, 2024 @ 7:00 P.M.
COUNCIL CHAMBERS, 33000 GARFIELD, FRASER, MI 48026
AS APPROVED SEPTEMBER 5, 2024**

I. CALL MEETING TO ORDER

A regular meeting of the City of Fraser Zoning Board of Appeals was held on Thursday, August 15 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: Chimenti, Farina, Green, Menendez, Stasek
ABSENT: Burley

OTHERS: City Attorney Don DeNault, City Planner Lauren Sayre, Planner Alicia Warren

Motion by Farina, supported by Chimenti to excuse commissioner Burley for the August 15th, 2024 ZBA meeting

AYES: Chimenti, Farina, Green, Menendez, Stasek
NAYS: None
ABSENT: Burley

Motion Carried

IV. APPROVAL OF AGENDA – August 15, 2024

Motion by Menendez **supported** by Chimenti to approve the agenda as written.

AYES: Chimenti, Farina, Green, Menendez, Stasek
NAYS: None
ABSENT: Burley

Motion Carried

V. APPROVAL OF MINUTES – May 2, 2024

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

AYES: Chimenti, Farina, Green, Menendez, Stasek
NAYS: None
ABSENT: Burley

Motion Carried

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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. Public Hearings

i. ZBA #24-04: Variance Request – Meijer / Location: 34835 Utica Road

To obtain a variance from zoning ordinance standards to reduce the number of required off-street parking for a commercial business from 1,079 parking spaces to 999 parking spaces, with the current requirement being 1,608 parking spaces.

Chair Farina opened the public hearing at 7:05 pm.

No comments were made

Chair Farina closed the public hearing at 7:06 pm.

Motion by Menendez, **supported** by Green to postpone ZBA #24-04 Variance Request – Meijer / Location 34835 Utica Rd. until the September 5, 2024 ZBA meeting.

AYES: Chimenti, Farina, Green, Menendez, Stasek

NAYS: None

ABSENT: Burley

Motion Carried

ii. ZBA #24-05: Variance Request – Sunbelt Rentals / Location: 31253 and 31285 Utica Road

To obtain a variance from zoning ordinance standards to allow a 10 ft greenbelt planting strip along the north property line of 31285 Utica road in the IC district, which requires a 20 ft greenbelt planting strip.

David Teyber and Bradley Frazier were present to answer the Board's questions about any modifications to the original site plan, irrigation, the presence of a right of way that may require irrigation. A letter of support from neighboring business Select Restoration was also read into the record.

Motion by Menendez **supported** by Green, to approve ZBA #24-05: Variance Request – Sunbelt Rentals / Location: 31253 and 31285 Utica Road to allow a 10 ft greenbelt planting strip along the north property line of 31285 Utica road in the IC district, which requires a 20 ft greenbelt planting strip for the following reasons:

1. That this site is unique in its irregular configuration and had existing front yard parking. They applicant states they feel a 20ft greenbelt planting strip would put them at an unfair advantage compared to existing neighboring industrial use properties that do not provide a greenbelt setback between properties.

2. Other properties surrounding the subject are zoned IC, Industrial Controlled, but are not being used for the same industrial use as this property, and therefore do not require the 20 ft greenbelt planting strip. Compliance with the greenbelt planting strip would

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require about 15% of the parcel, which is substantial, as it does not include the retention pond. We find that in order for this property to enjoy the same right to utilize the majority of the parcel.

3. The authorizing of such variances will likely not be of substantial detriment to adjacent properties. We anticipate the landscape buffer will adequately screen the storage area from the northern adjacent property.

on the condition that underground irrigation, be installed to insure the survival of the landscaping in the greenbelt.

AYES: Chimenti, Farina, Green, Menendez, Stasek

NAYS: None

ABSENT: Burley

Motion Carried

VIII. OLD BUSINESS (POSTPONED CASE)

None

IX. UNFINISHED BUSINESS OF THE BOARD

None

X. MONTHLY REPORT

Lauren Sayre provided updates on the following topics:

*Big Boy / Hockeyland and their upcoming Sept 1 deadline

*Building permits have been issued for 32660 Utica Rd.

*Sheetz expected on September City Council agenda (City Attorney DeNault talked about the diligence needed to work on this project from all angles).

XI. PLANNING COMMISSION LIAISON REPORT

Chair Farina provided updates on the following topics:

*Clinton Twp is holding a public hearing on their Master Plan update

*Planning Commission approved façade improvements to the strip mall at 15 Mile & Utica Rd.

*Zoning Ordinance revamp is in progress, as is the Sign Ordinance

XII. PUBLIC TO BE HEARD

None

XIII. ADJOURNMENT

Motion by Menendez **supported** by Green to adjourn at 7:45 pm

All Ayes

Motion Carried

Respectfully Submitted:



August R. Gitschlag, Clerk

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