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FRASER ZONING BOARD OF APPEALS MEETING MINUTES Thursday, June 5, 2025 @ 7:00 P.M. 33000 GARFIELD, FRASER, MI 48026 AS APPROVED JULY 17, 2025

A regular meeting of the City of Fraser Zoning Board of Appeals was held Thursday, June 5, 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, Green, Menendez, Stasek, Wahl

Absent: None

Others present: City Planner Sayre, Deputy Clerk Greenia

4. Approval of Agenda – June 5, 2025

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

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

Nays: None

Motion Carried

5. Approval of Minutes – March 6, 2025

Motion by Farina supported by Burley to approve the minutes from the March 7, 2025 meeting as presented.

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

Nays: None

Motion Carried

6. Formal Statement by Chair

As there were no cases on the agenda for tonight's meeting, the Chair did not read the formal statement into the record.

7. Old Business (Postponed Cases)- None

There was no old business on the agenda.

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8. New Business of the Board

a. Presentation/Discussion – Zoning Ordinance Update

Planner Lauren Sayre began her presentation on the areas of the updated Zoning Ordinance DRAFT by reviewing the timeline. She indicated that the update could potentially be adopted by City Council in January of 2026 if everything went according to their plan.

She told the ZBA that in this DRAFT there were some districts that had been entirely removed and explained where they were absorbed were. There was a new district, Transitional Residential, that would serve as a buffer between commercial and residential uses. She reviewed the updated DRAFT zoning map.

Discussion was had on the proposed changes to Exterior Façade materials. The changes allowed for more flexibility. The changes did not regulate what people can use on their homes, but it did regulate what could be on non-residential buildings/uses in RL, RM, RT, or RH.

The next issue was lighting. Discussion was had on “maximum” foot candle illumination. The Board Members reviewed their thoughts on this. Chair Farina asked exactly where the foot candle measurements were taken – was it directly under the light itself or five (5) foot to a side either way? **Planner Sayre stated that she felt it would be a good thing to add to this section – where exactly was the lighting measurement to be taken from.** Board Member Burley asked about “at any point within the site” it can be a maximum of 10 fc, other than Drive-Thru at 15 fc and pump canopy areas of gas stations at 20 fc. Chair Farina noted that at the new car wash, where the people are vacuuming their cars, there is lighting at 20 fc, but under this DRAFT lighting ordinance that would not be allowed. Further discussion was had on different businesses in Fraser and what their actual foot candle readings were. **Chairman Farina asked for the listing of what other communities were using for their foot candle allowance. Ms. Sayre had presented that list for other communities at the Mister Car Wash meeting. She will send that list to the Board . The Applicant for Mr. Car Wash presented his numbers, (fc) readings taken at the ground for surrounding businesses in Fraser at their meeting. Ms. Sayre will send those findings to the Board as well.** Further discussion was had on prohibited lighting in the DRAFT. The ZBA felt that they would like rope lighting to maybe be allowed, then discussion was had on Christmas lights.

Finally, a discussion on landscaping and screening in the Ordinance. They added more specifications than what was currently in the Ordinance. ZBA had questions regarding the size of the trees that were being required per ordinance. **Ms. Sayre noted she would look into that and see why they were presenting these particular numbers, particularly the 8 foot in height, measured Evergreen Tree.**

Chair Farina then asked where the tree plantings were in the requirements for the Ordinance. Further, if it is a requirement per ordinance in residential, what happens when the trees die? Discussion was had on this being required. Member Stasek then noted she liked the tree requirement and felt that the trees made Fraser a better place to live - more inviting. **Ms. Sayre stated she would check to see if the trees were a requirement for residential builds.**

Discussion on screening was had at this time. The DRAFT allows for some flexibility on screening requirements. Member Wahl noted that there was some discrepancy between the verbiage and the pictures. **She would check into that.** Tree preservation was added to this Ordinance. This was intended to minimize the possibility of people just clear-cutting lots.

There was no further discussion. Ms. Sayre said she appreciated the discussion and input.

Chairman Farina did note he would like to see a discussion on signs and fences.

There was nothing for next month’s agenda at this time.

9. Unfinished Business of the Board – None

Nothing at this time.

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10. Monthly Report

a. May Monthly Report –

Ms. Sayre reviewed the status of Sheetz, the Masonic Blvd. new driveway and the Hayes Road proposed rezoning.

b. Action items Update – none

11. Planning Commission Liaison

Chair Farina indicated that there was not a Planning Commission Meeting last night so there was nothing to report there.

12. Public to be Heard

No public comment at this time.

13. Adjournment

Motion by Menendez supported by Wahl to adjourn the meeting.

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

Nays: None

Motion Carried

Meeting adjourned at 7:53 p.m.

Respectfully Submitted:

Cindi Greenia, Deputy Clerk
City of Fraser