



CITY MANAGER
Elaine Leven
CITY CLERK
August Gitschlag

City of Fraser

CENTENNIAL COMMUNITY

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**CITY OF FRASER ZONING BOARD OF APPEALS
MEETING MINUTES
THURSDAY, JULY 17, 2025 @ 7:00 P.M.
COUNCIL CHAMBERS, 33000 GARFIELD; FRASER, MI 48026
AS APPROVED THURSDAY OCTOBER 2, 2025**

1. Call Meeting 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, Stasek, Wahl

Absent: None

Others: Clerk Gitschlag, City Planner Sayre, City attorney DeNault

4. Approval of Agenda – July 17, 2025

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

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

Nays: None

Motion Carried

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5. Approval of Minutes – June 5, 2025

Motion by Menendez supported by Farina to approve the June 5, 2005 minutes as presented

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

Nays: None

Motion Carried

6. Formal Statement by Chair

7. Old Business (Postponed Cases)- None

8. New Business of the Board

8A. Public Hearing

ZBA 25-02: 31471 Grove Street – Fence

To obtain a variance from section 9-3(c) of the code of ordinances to install a six (6) foot in height, ninety-six (96) feet in length, vinyl, sight obscuring fence, 18 inches inside the side street lot line on a residential corner lot, where only a four (4) foot in height, non-sign obscuring fence at least one (1) foot inside the side street lot is permitted.

The petitioners from 31471 Grove St. as well as their neighbors at 31493 Grove St. addressed the Board

Motion by Menendez supported by Stasek to approve:

VARIANCE REQUEST #25-02 / 31471 GROVE STREET/LAURA GRIFFIN-STEWART
TO OBTAIN A VARIANCE FROM SECTION 9-3(C) OF THE CODE OF ORDINANCES TO INSTALL A SIX (6) FOOT IN HEIGHT, NINETY-TWO (92) FEET IN LENGTH, VINYL, SIGHT OBSCURING FENCE, 18 INCHES INSIDE THE SIDE STREET LOT LINE ON A RESIDENTIAL CORNER LOT, WHERE ONLY A FOUR (4) FOOT IN HEIGHT, NON-SIGHT OBSCURING FENCE AT LEAST ONE (1) FOOT INSIDE THE SIDE STREET LOT IS PERMITTED.

FOLLOWING REASONS: HARDSHIP

The wide right-of-way is a unique circumstance that may not apply to other corner lots. That such variance is necessary for the preservation and enjoyment of a substantial property right like that possessed by other properties in the vicinity. Granting this Variance will also afford

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the applicant a level of privacy and security due to the proximity to a public park and larger easement. Lastly, we do not believe that granting this variance will negatively impact any adjacent properties or negatively impact the public interest or public safety. We find that the clear-vision area will be maintained and will not impair vehicle or pedestrian traffic.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek, Wahl
Nays: None

Motion Carried

9. Unfinished Business of the Board – None

10. Monthly Report

- a. June Monthly Report, report about Hockeyland, Big Boy, State Bank of Fraser and Dairy Queen property issues presented by Planner Sayre and City Attorney DeNault.
- b. Action items Update – none

11. Planning Commission Liaison

Chairman Farina reported on the Sheetz final site plan that is being taken up at the next Planning Commission meeting.

12. Public to be Heard

None

13. Adjournment.

Motion by Menendez supported by Stasek to adjourn meeting.

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek, Wahl
Nays: None

Motion Carried

Meeting adjourned at 7:46 p.m.

Respectfully Submitted:

August Gitschlag, City Clerk
City of Fraser