



City of Fraser

CENTENNIAL COMMUNITY

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CITY CLERK
August Gitschlag

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**CITY OF FRASER ZONING BOARD OF APPEALS
MEETING MINUTES
CITY COUNCIL CHAMBERS
33000 GARFIELD, FRASER, MI 48026
Thursday, October 2, 2025 @ 7:00 P.M.**

1. Call Meeting to Order

Chair Farina called the meeting to order at 7:01pm

2. Pledge of Allegiance

Chair Farina led the Pledge of Allegiance

3. Roll Call

Present: Burley, Farina, Green, Menendez, Wahl

Absent: Chimenti, Stasek

Motion by Farina, supported by Menendez to excuse Joe Chementi

Ayes: Burley, Farina, Green, Menendez, Wahl

Nayes:

Absent: Chimenti, Stasek

Motion Passes

4. Approval of Agenda – October 2, 2025

Motion by Menendez supported by Wahl to approve the agenda as submitted

Ayes: Burley, Farina, Green, Menendez, Wahl

Nayes:

Absent: Chimenti, Stasek

Motion Passes

Member Stasek enters at 7:03pm

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5. Approval of Minutes – July 17, 2025

Motion by Farina supported by Wahl to approve the agenda as submitted

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

Nayes:

Absent Chimenti

Motion Passes

6. Formal Statement by Chair

7. Old Business (Postponed Cases)

None

8. New Business of the Board

None

9. Unfinished Business of the Board

a. Zoning Ordinance Discussion

City Planner Sayre presented highlights of the proposed changes to the zoning ordinance and the timetable for its adoption. Questions were asked regarding:

“Accessory Dwelling Units” as short-term rentals and infrastructure challenges they could present

“Adult businesses” and their possible location in Commercial vs Industrial Districts

“Artisanal/Maker Space” should be required to produce a product?

Review of Communities who do and don’t allow “Use Variances” and should Fraser allow them?

Chair Farina brought up the steering committee’s decision not to allow chickens

Fence setbacks and gates adjacent to property lines

More detail needed for impervious surfaces for parking recreational vehicles

10. Monthly Report

a. September Monthly Report

b. Action items Update – none

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Hockeyland will be back to request a parking variance
Preconstruction meeting was held with Sheetz
Complete Auto Care on Kelly Rd had a site plan approval
Car wash in the Meijer lot is still going through some administrative processes
The duplexes on Utica may be nearing the end of their site plan approval life span

11. Planning Commission Liaison

Chair Farina does not need the plan stamps anymore

12. Public to be Heard

None present

13. Member Comments

Member Menendez wished Chairman Farina a very happy birthday

14. Adjournment

Motion by Menendez, supported by Wahl to adjourn the meeting at 7:58pm

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

Nayes:

Absent: Chimenti

Motion Passes

Respectfully Submitted:

August Gitschlag, City Clerk
City of Fraser