



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, November 6, 2025 @ 7:00 P.M.
As Approved January 15, 2026**

1. Call Meeting to Order

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

2. Pledge of Allegiance

3. Roll Call

Present: Burley, Chimenti, Farina, Green, Menendez, Stasek, Wahl
Absent: None

4. Approval of Agenda – November 6, 2025

Motion by Farina, supported by Burley to approve the November 6, 2025 ZBA agenda moving item 10a Monthly Report to item 8

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

Motion Passes

5. Approval of Minutes – October 2, 2025

Motion by Farina, supported by Burley to approve the November 6, 2025 ZBA agenda

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

Absent: None

Motion Passes

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6. Formal Statement by Chair

Chair Farina read the statement

7. Old Business (Postponed Cases)

None

8. a. Monthly Report

All agreements that Hockeyland was required to record have been recorded with the Register of Deeds. Planning Commission should see a plan for the Hayes Rd condo development that was conditionally rezoned, and a site plan for the auto shop on Kelly was approved. Mr. Car Wash is still finalizing some administrative details for their lot split.

9. New Business of the Board

a. Public Hearing - ZBA 25-03: Utica Road and Woodlane Road (34400 Utica), Fraser Hockeyland Properties, LLC

Variations from:

- Section 32-94(2)e: to allow for striping only when the parking lot is in use, where striping of parking lots is required;
- Section 32-94(10) to allow for parking lot lighting in compliance with section 32-86 only when the parking lot is in use, where parking lot lighting is required;
- Section 32-94(15) to remove the requirement for a paved ingress and egress, where paving is required;
- Section 32-94(16) to remove the requirement for curbs to be installed, where the installation of curbs is required;
- Section 32-94(18) to allow a 4-foot, wood fence instead of the required protective wall or greenbelt.

Bud Kowalski, GM of Hockeyland presented

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Public Hearing opened by Chairman Farina at 7:46pm

Public Hearing closed at 7:47pm

Motion by Farina, supported by Chimenti to deny the requested variances

Ayes: Chimenti, Farina, Menendez,

Nays: Burley, Green, Stasek, Wahl

Absent: None

Motion Fails

Motion by Burley, supported by Green to approve the following variances:

- Section 32-94(2)e: to allow for striping only when the parking lot is in use, where striping of parking lots is required;
- Section 32-94(10) to allow for parking lot lighting in compliance with section 32-86 only when the parking lot is in use, where parking lot lighting is required;
- Section 32-94(15) to remove the requirement for a paved ingress and egress, where paving is required;
- Section 32-94(16) to remove the requirement for curbs to be installed, where the installation of curbs is required;
- Section 32-94(18) to allow a 4-foot, wood fence instead of the required protective wall or greenbelt.

With the following conditions:

1. The variances are to be recorded against the property
2. A hold harmless agreement is to be provided to the City, approved by the City Attorney's office and thereafter recorded against the property
3. The variances remain valid and in force so long as the information presented are found to be correct and that the conditions upon which the motions are based, are forever maintained.

Ayes: Burley, Green, Stasek, Wahl

Nays: Chimenti, Farina, Menendez

Absent: None

Motion Passes

10. Unfinished Business of the Board

None

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11. Monthly Report

- i ~~October Monthly Report~~
- ii Action items Update – none

12. Planning Commission Liaison

Frank Farina discussed the Planning Commission's discussion of the new

13. Public to be Heard

None

14. Adjournment.

Motion by Menendez, supported by Wahl to adjourn the meeting at 8:11pm

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

Nays: None

Absent: None

Motion Passes

Meeting Adjourned at 8:11pm

Respectfully Submitted:

August Gitschlag, City Clerk
City of Fraser