



City Manager
Elaine Leven
City Clerk
August Gitschlag

City of Fraser Centennial Community

Fraser Zoning Board of Appeals Minutes
City Council Chambers
33000 Garfield, Fraser, MI 48026
Thursday, March 5, 2026 - 7:00 PM
Draft

Mayor
Michael Lesich
Mayor Pro-Tem
Patrick O'Dell
Council
Amy Baranski
Crystal Fletcher
George Michael Higgins
Kenny Perry Jr.
Patrice Schornak

A regular meeting of the Fraser Zoning Board of Appeals was held on Thursday, March 5, 2026 at 7:00 PM in City Council Chambers, 33000 Garfield, Graser, MI 48026.

1. Call to Order

Chairman Farina called the meeting to order at 7:03pm

2. Pledge of Allegiance

3. Roll Call

The following members were present:

Present: Joseph Chimenti, Frank Farina, Scott Wahl, Roseanne Menedez, Emma Stasek, Patrick Green

Absent: Mark Burley

Others Present: Clerk August Gitschlag, City Planner Lauren Sayre, City Attorney Alexander Hishon

4. Approval of Agenda

Motion by Roseanne Menedez, supported by Emma Stasek to Approve the agenda as presented.

Ayes: Joseph Chimenti, Frank Farina, Scott Wahl, Roseanne Menedez, Emma Stasek, Patrick Green

Nays: None

Absent: Burley

Motion Passed

5. Approval of Minutes

a. January 15, 2026

Motion by Roseanne Menedez, supported by Scott Wahl to to approve the minutes of the January 15, 2026 meeting with administrative changes already made..

Ayes: Joseph Chimenti, Frank Farina, Scott Wahl, Roseanne Menedez, Emma Stasek, Patrick Green

Nays: None

Absent: Burley

Motion Passed

6. Formal Statement by Chair

7. Old Business (Postposed Cases)

None

8. New Business

- a. a. Public Hearing: ZBA 26-01 34860 Utica Road - Birdies and Brews

To obtain a variance from Section 32-93(3)b to provide 23 parking spaces when 66 parking spaces are required.

To obtain a variance from Section 32-154(b)(1) to waive the requirement that indoor commercial recreation uses are not permitted within the building or on the site within 100 feet of a residential district.

City Planner Lauren Sayre explained the request and the reason the variances are needed, as well as her professional recommendation. The applicant, Jonathan Juliano from Birdies and Brews, presented his case for requesting the variances to the Board.

Public Hearing began at 7:40pm

Joseph Koliba from Free Play Pinball Arcade spoke against the variance.

Christine Fox from Ruffin it Pet Resort spoke out against the variance.

Vito Manzella from Metro Process Service LLC spoke out against the variance.

Public hearing closed at 7:57pm

Chairman Farina explained to the applicant that 4 votes were needed to approve his requests. ZBA member Burley was not present, so there were fewer votes available, and if he wanted to postpone until a full board can vote on his request at the next meeting, he had that option. Chairman Farina also stated that this would give the applicant time to provide parking agreement paperwork to the City Attorney for proper review.

Motion by Roseanne Menedez, supported by Joseph Chimenti to postpone the vote on both variances for 34860 Utica Rd. until a full board is present and the applicant

has provided the City Attorney with the parking agreements needed.

Ayes: Joseph Chimenti, Frank Farina, Scott Wahl, Roseanne Menedez, Emma Stasek,
Patrick Green

Nays: None

Absent: Burley

Motion Passed

9. Unfinished Business

None

10. Monthly Report

a. a. February Monthly Report

Lauren Sayre provided the February Monthly Report

11. Planning Commission Liaison

Frank Farina reported on the business of the previous evening's Planning Commission Meeting

12. Public to Be Heard

None

13. Adjournment

Posted: March 6, 2026

Motion by Roseanne Menedez, supported by Joseph Chimenti to Adjourn.

Ayes: Joseph Chimenti, Frank Farina, Scott Wahl, Roseanne Menedez, Emma Stasek,
Patrick Green

Nays: None

Absent: Burley

Meeting adjourned at 8:37pm

Motion Passed

Respectfully Submitted:

Michael T. Lesich, Mayor
City of Fraser

August R. Gitschlag, City Clerk
City of Fraser