



CITY MANAGER
Elaine Leven
CITY CLERK
August Gitschlag

City of Fraser

CENTENNIAL COMMUNITY

MAYOR
Michael Lesich
MAYOR PRO-TEM
Patrick O'Dell
COUNCIL
Amy Baranski
Kenny Perry
Patrice Schornak
George Michael Higgins
Crystal Fletcher

AGENDA
CITY OF FRASER ZONING BOARD OF APPEALS
Thursday, April 2, 2026 @ 7:00 P.M.
COUNCIL CHAMBERS, 33000 GARFIELD; FRASER, MI 48026

- 1. Call Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda – April 2, 2026**
- 5. Approval of Minutes – March 5, 2026**
- 6. Formal Statement by Chair**
- 7. Old Business (Postponed Cases)- None**
- 8. New Business of the Board**
 - a. Public Hearing: ZBA 26-02 31217 Eveningside**

To obtain a variance from Section 32-122(4)(b) to exceed the maximum permitted lot coverage in the RM district by 3.1%, increasing the limit from 30% to 33.1%.
 - b. Election of Officers - 2026**
- 9. Unfinished Business of the Board - None**
- 10. Monthly Report**
 - a. March Monthly Report**
 - b. Action items Update – None**
- 11. Planning Commission Liaison**
- 12. Public to be Heard**
- 13. Adjournment**

Posted: March 26, 2026



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 16, 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



MCKENNA

March 18, 2026

Hon. Members of the Zoning Board of Appeals
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

Subject: ZBA Report #1 / #26-02 Variance Request / 31217 Eveningside
Applicant: Jamie Craig
Section: Section 32-93(3)b & Section 32-154(b)(1) of the Fraser Zoning Ordinance
Location: 31217 Eveningside, Fraser, Michigan 48026
Request: To obtain a variance from Section 32-122(4)(b) to exceed the maximum permitted lot coverage in the RM district by 3.1%, increasing the limit from 30% to 33.1%.

Dear Members of the Zoning Board of Appeals:

We have reviewed the above referenced application for increasing minimum lot coverage for a non-conforming residential lot within the RM, Residential Medium, district – have prepared the following report, which identifies the relevant facts about the property and the proposal. The report also provides our professional opinion about how the relevant sections of the ordinance that guide the ZBA's decisions apply to this requested variance.

ADMINISTRATIVE STATEMENT OF FACTS

31217 Eveningside is currently zoned RM, Residential Medium, and is located near Utica Road and 13 Mile Road within a residential district. The home is located on a 6,000 square foot residential lot, which is considered non-conforming since the RM district requires a 7,8000 square foot lot. Since the applicant is not increasing the non-conformity with the lot, they can proceed with the variance request.

The applicant is seeking a 360 square foot addition to their home. This will take the home from 1,648 square feet (27.4% lot coverage) to 2,008 square feet (33.1% lot coverage). Section 32-122(4)(b) states the RM district has a maximum lot coverage of 30%. The addition would require a variance of 3.1% for the additional lot coverage.

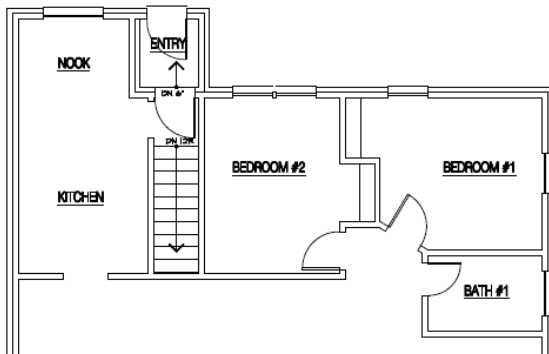


PROPOSED PLANS

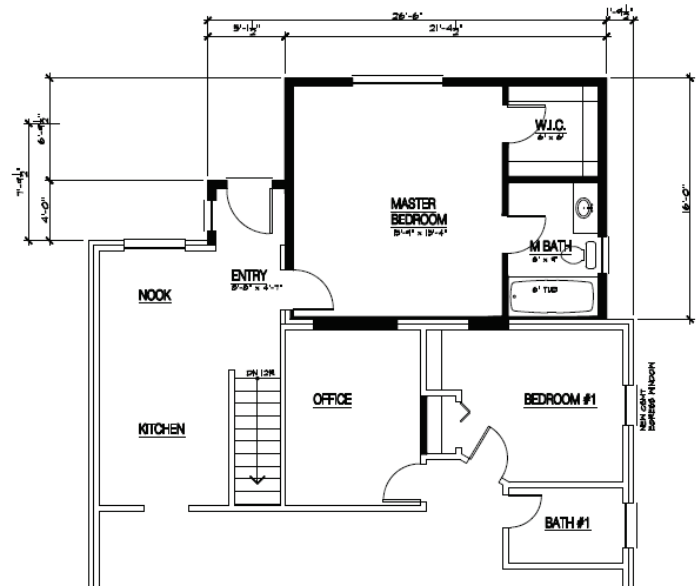
HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



MAIN LEVEL:
EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



MAIN LEVEL:
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

ZONING BOARD OF APPEALS VARIANCES AND BOARD ACTION RESTRICTIONS

The ZBA is a body of limited powers. §32-228 explains how Fraser administers variance requests. Where there are practical difficulties or unnecessary hardships in the way of strict enforcement of the zoning ordinance, the ZBA may grant appeals to vary or modify any zoning provisions that apply to dimensional standards like construction, structural changes in equipment, or alteration of buildings or structures. The ZBA's actions must uphold the zoning ordinance, secure public safety, and provide substantial justice for all property owners.

As described in §32-228(a)(2), the ZBA must find evidence of evidence that:

- all the facts and conditions of a. thru d. exists,
- or e. or f. exists independently,

to grant a variance.

Our comments related to the proposal are included as follows.



- a. *That there are exceptional or extraordinary circumstances or conditions applying to the property in question or as to the intended use of the property that do not apply generally to other properties in the same zoning district.*

Applicant Comments	The applicant stated on the application the minimum lot size in the zoning district is 7,800 sf, our lot is 6,000 sf. We are near the maximum lot coverage with the existing house which hasn't been expanded on since it was originally built in the 60's.
Planning Comments	Most of the lots in the area are non-conforming and roughly the same size as the applicant's, therefor we do not find that this nonconformity is a unique circumstance.

- b. *That such variance is necessary for the preservation and enjoyment of a substantial property right like that possessed by other properties in the same vicinity. The possibility of increased financial return shall not of itself be deemed enough to warrant a variance.*

Applicant Comments	We are proposing to add a modest size master bedroom for an expanding family. All other setbacks are met and the proposed addition does not impair any other neighbors.
Planning Comments	We do not find that this variance grants a substantial property right like that possessed by other properties in the vicinity as the nearby properties conform with the maximum lot coverage requirements.

- c. *That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest.*

Applicant Comments	All setbacks are met. The existing house is pre-existing, non-conforming. The existing north wall of the house does not meet the current setbacks. We proposed to move the addition in to meet the current setback and eliminate the need for an additional variance. The addition will not impair any neighbors.
Planning Comments	We do not believe that this variance would be of substantial detriment to the adjacent property, nor would it impair the intent or purpose of this chapter or the public interest as the setbacks are maintained, and the coverage is exceeding by 3.1%

- d. *That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.*

Applicant Comments	Since the minimum lot size in the zoning district is 7,800 sf, and our lot is 6,000 sf; we would be penalized. To conform to the ordinance, we would be allowed to have a house and detached garage be a total of 1,800 sf versus 2,340 sf if our lot was larger.
Planning Comments	Since many residential lots in the area are roughly the same size, it could create a general rule.

OR



- e. *That the modification to setback, location, site or building requirements is sponsored by the Planning Commission for a specific proposal that benefits the City by providing better design or efficient use of the site or results in a more creative development (all fees to be paid by the applicant). **Not applicable.***

OR

- f. *That phasing of required site plan improvements may be warranted because the cost of such improvements is relatively high in relation to the total cost of the applicant's development or addition. Planning Commission recommendations shall be required, together with a financial security in the amount of the deferred improvements. **Not applicable.***

CONCLUSION

We do not believe granting the variance would negatively impact the health, safety, welfare, or value of neighboring properties or the community in general, however, we do not find the following to be true:

- *That there are exceptional or extraordinary circumstances or conditions applying to the property.*
- *That the variance is necessary for the preservation and enjoyment of a substantial property right like that possessed by other properties in the same vicinity.*
- *That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.*

Therefore, we recommend denying for the variance from Section 32-122(4)b - to allow a 3.1% increase in lot coverage.

Additional information brought forward by the Board, the applicant, and/or during the public hearing should be incorporated into the record prior to the Board making any determination.

Please let me know if you have any questions.

Respectfully Submitted,

McKenna

Lauren Sayre, AICP
Senior Planner

Alicia Warren
Associate Planner

cc: Applicant, City Manager, Building Official, City Attorneys



AFFIDAVIT OF PUBLICATION

39949 Garfield Rd., Suite D, Clinton Twp., MI 48038

CITY OF FRASER
33000 GARFIELD
FRASER, MI 48026

STATE OF MICHIGAN COUNTY OF MACOMB

The undersigned, **NOELLE KLOMP** being duly sworn he/she is the principal clerk of **The Macomb Daily**, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

ZBA 31217 Eveningside

Published in the following edition(s)

The Macomb Daily: 17 Mar 2026

A handwritten signature in black ink, appearing to read 'Noelle Klomp'.

Signature of Principle Clerk

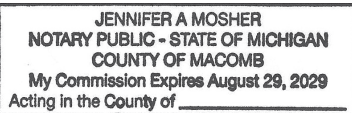
Noelle Klomp

Name of Principle Clerk

Sworn to and subscribed before me this 17 Mar 2026,

A handwritten signature in black ink, appearing to read 'Jennifer A. Mosher'.

Notary Public, State of Michigan
Acting in Oakland County



Advertiser Name / ID: CITY OF FRASER / 262703 - Ad ID: 42928-187564 - PO: - Affidavit ID: 6867

	
City of Fraser Building & Code Enforcement Department	
<u>NOTICE OF ZONING BOARD OF APPEALS HEARING</u>	
NOTICE IS HEREBY GIVEN that the City of Fraser Zoning Board of Appeals will meet on Thursday, April 2, 2026 at 7:00 p.m. in the Fraser City Hall Council Chambers at 33000 Garfield Road, located at the southeast corner of Fourteen Mile and Garfield Roads, Fraser, Michigan for the purpose of conducting a Public Hearing and making a decision on the following requests:	
<u>APPEAL #ZBA 26-02:</u>	31217 EVENINGSIDE / JAMIE CRAIG
<u>BY REASON OF:</u>	SECTIONS 32-122(4)(B) OF THE FRASER ZONING ORDINANCE (CHAPTER 32 OF THE FRASER CODE OF ORDINANCES)
<u>PURPOSE OF REQUEST:</u>	To obtain a variance from Section 32-122(4)(b) to exceed the maximum permitted lot coverage in the RM district by 3.1%, increasing the limit from 30% to 33.1%.
<u>PROPERTY IN QUESTION:</u>	31217 EVENINGSIDE, FRASER MICHIGAN, 48026
NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the requested variance themselves or by agent or attorney.	
The City of Fraser will provide necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting upon four (4) days' notice to the Building Department at the phone number set forth above.	
Pertinent information relating to the variance request may be reviewed at the Fraser Building Department during regular business hours which are 8:00 a.m. to 4:30 p.m., Monday through Friday at the Fraser City Hall, 33000 Garfield Road, Fraser, Michigan. Questions regarding the variance request can be directed to the Planner, c/o Building Department at 586-293-3100, extension 153. Written comments may be submitted to the Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or by email to zoning@frasercitymi.gov up to 4:30 p.m. on the meeting date.	

Advertiser Name / ID: CITY OF FRASER / 262703 - Ad ID: 42928-187564 - PO: - Affidavit ID: 6867



**CITY OF FRASER
APPLICATION FOR APPEAL
ZONING BOARD OF APPEALS**

Office Use Only

APPEAL # _____
DATE OF MTG. _____
DATE REC'D _____
RECEIPT # _____

CIRCLE ALL THAT APPLY:

VARIANCE

APPEAL

TEMPORARY

INTERPRETATION

GENERAL LOCATION OF PROPERTY:

ADDRESS 31217 EVENINGSCOE CROSS STREETS: 13 MILE / UTICA ROAD

LEGAL DESCRIPTION (Lot number, subdivision, metes/bounds or attach on a separate sheet):

LOT 11; VENETIAN VILLAGE SUB. OF PART OF S/E 1/4 OF SEC. 5, T.1N,
R.13E, EMN TWP. (NOW CITY OF FRASER) MAHON COUNTY, MI

BASIS FOR REQUEST: (Hardship or practical difficulty imposed by Ordinance):

LOT COVERAGE MIN LOT SIZE IS 7,800 SQ. FT. OUR LOT IS
ONLY 6,000 SQ. FT.

SECTION OR ORDINANCE INVOLVED: _____

ZONING DISTRICT OF PROPERTY: RM RES. MEDIUM ONE-FAMILY

APPLICANT

NAME AND ADDRESSES OF PARTIES OF INTEREST AND/OR APPLICANT SETTING FORTH THE LEGAL INTEREST IN SAID PREMISES:

APPLICANT: JAMIE CRAIG

ADDRESS: 1502 W. 13. MILE RD.

PHONE: 3135857852 INTEREST: CONTRACTOR

APPLICANT: CRAIG KAISER

ADDRESS: 31217 EVENINGSCOE

I (We) hereby request a hearing on the above-mentioned matter before the City of Fraser Zoning board of Appeals. The undersigned swear(s) the foregoing statements and answers herein contained and accompanied information and data are in all respects true and complete. I (we) grant permission to Members of the Zoning Board of Appeals and to the City of Fraser Administration to enter the land in order to view the outside premises in preparation for hearing our case.

Signature of Applicant: [Signature] Date: 3-9-22

Signature of legal property owner (if not applicant): _____ Date: _____

1200 sq ft house
448 garage

360 addition

586-297.3.00 #1

Kaiser Residence

31217 Eveningside

Fraser, Michigan 48026

- a. That there are exceptional or extraordinary circumstances or conditions applying to the property in question or as to the intended use of the property that do not apply generally to other properties in the same zoning district.

The minimum lot size in the zoning district is 7,800 sf, our lot is 6,000 sf. We are near the maximum lot coverage with the existing house which hasn't been expanded on since it was originally built in the 60's.

- b. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

We are proposing to add a modest size master bedroom for an expanding family. All other setbacks are met and the proposed addition does not impair any other neighbors.

- c. That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest.

All setbacks are met. The existing house is pre-existing, non-conforming. The existing north wall of the house does not meet the current setbacks. We proposed to move the addition in to meet the current setback and eliminate the need for an additional variance. The addition will not impair any neighbors.

- d. That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.

Since the minimum lot size in the zoning district is 7,800 sf, and our lot is 6,000 sf; we would be penalized. To conform to the ordinance, we would be allowed to have a house and detached garage be a total of 1,800 sf versus 2,340 sf if our lot was larger.

WALL LEGEND	
EXISTING WALL	————
DEMOLITION WALL	- - - - -
NEW WALL	————
BRICK	
MASONRY BLOCK	XXXXXX

REVIEWED UNDER: 2015 MICHIGAN RESIDENTIAL CODE & 2015 MICHIGAN UNIFORM ENERGY CODE

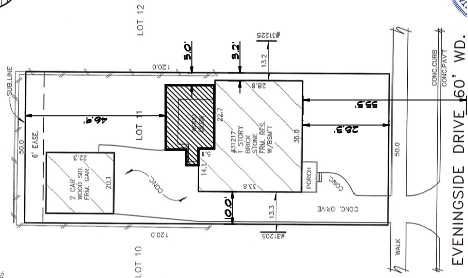
NOTES:

1. SMOKE ALARMS TO CODE. ALL SMOKE ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. *82/15.1 Carbonmonoxide alarms*. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired appliances are installed and in dwelling units that have attached garages.
3. ELECTRICAL TO CODE

ZONED: RM (RESIDENTIAL MEDIUM ONE-FAMILY)	
LOT AREA: 6,000 SF (7,800 SF MIN)	
EXISTING LOT COVERAGE: 27.1% (30% ALLOWED)	
PROPOSED LOT COVERAGE: 33.1%	
FRONT SETBACK: 55' R.O.M. REQ'D	55.5' EXISTING
REAR SETBACK: 30' REQ'D	46.4' PROPOSED
SIDE SETBACKS: 5' TOTAL OF 15'	10.0/5.0' = 15.0' TOTAL PROPOSED

Applicant: CRAIG KAISER AND ASHLEY KAISER
 Property Description:
 Lot 11: VENEZIAN VILLAGE SUBDIVISION, of part of the S.E. 1/4 of Sec. 5, T14 N. R13 E., Erie Twp. (now City of Fraser), Macomb County, Michigan, as recorded in Liber 37 of Public, Pages 1, 2, 3 and 4 of Macomb County Records.

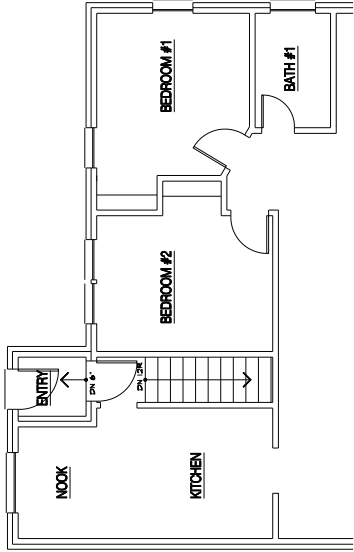
NOTES: A REFERENCE TO THE LOT COVERAGE DETERMINED BY THE PROPERTY TAXES, AND THE LOT AREA.



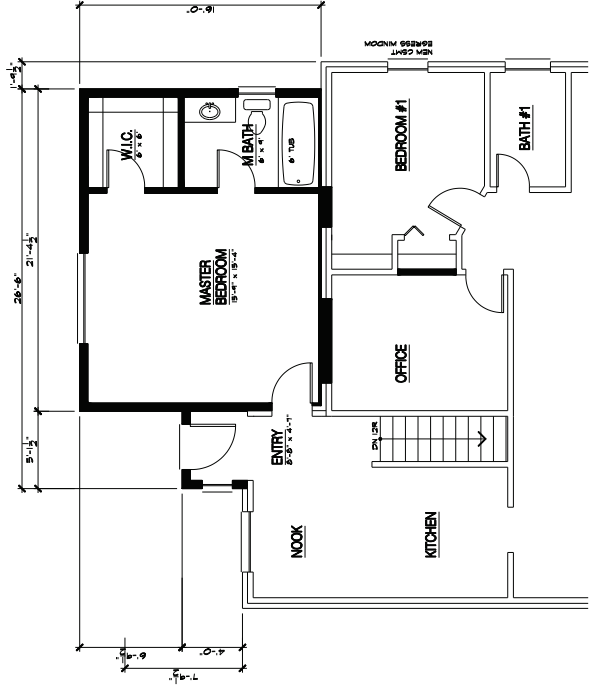
PROPOSED SITE PLAN
SCALE: 1"=20'-0"



MAIN LEVEL: EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



MAIN LEVEL: EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



MAIN LEVEL: PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



REVISIONS	
DATE	DESCRIPTION/REVISION

A PROPOSED ADDITION AND RENOVATION FOR:
KAISER RESIDENCE
 31217 EVERINGSIDE
 FRASER, MICHIGAN 48026

ZACK M OSTROFF & ASSOCIATES
 MEMBER AIA
 RESIDENTIAL DESIGNER/PLANNER
 www.zackm.com
 P: 586.425.4130
 F: 586.425.4130

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND RECORD THEM AT THE SITE BEFORE PROCEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS.

EXISTING PROPOSED FLOOR PLANS
 SITE PLAN

SHEET NO. 26-024
 AS NOTED
 DATE: 03.05.26
 A-1



Memorandum

TO: Fraser Zoning Board of Appeals
FROM: Lauren Sayre, AICP
SUBJECT: Election of Officers, Zoning Board of Appeals
DATE: March 20, 2026

This memo provides an overview of the process for election of officers. This information is sourced from the Zoning Board of Appeals By-Laws as amended November 7, 2019.

ELECTION OF OFFICERS

Nomination

Officers shall be nominated orally at the election meeting, which shall be held at the first scheduled meeting in January or, if no meeting is held, the first meeting of the Board thereafter. Only those members present for the election are eligible for nomination. However, the election may be postponed by a majority of those present in order to allow an opportunity for additional members to be present. In such instance, if willing and able, officers shall continue to serve in their roles until their successors are elected.

Nominees shall accept or decline the nomination prior to the vote for such office.

Election

Below is the process for electing officers.

1. Election for each office shall be held immediately after nominations for that office.
2. The election shall be by oral vote.
3. A simple majority of the Board members voting is needed to elect an officer.
4. In the case of two consecutive tie votes for an office, the election for that office shall be postponed until the next regular meeting.
5. In the event only one Board member is nominated for any office, the Board may dispense with the voting process and declare that position filled by acclamation.



OFFICERS

The Zoning Board of Appeals must elect the following offices.

Officer	Responsibility/Authority
Chairperson	A. The Chairperson shall be the chief executive officer of the Board and shall preside at all meetings of the Board. The Chairperson shall appoint all committees or advisory committees established and provided for by the Board and shall be an ex-officio member of all committees. B. The Chairperson shall have the right and duty to vote as a Board member on all matters before the Board. C. The Chairperson shall have the right to introduce a motion as another Board member. D. The Chairperson shall attest to the official minutes. E. The Chairperson shall perform all the additional duties and responsibilities which are a normal part of that office.
Vice-Chairperson	A. The Vice-Chairperson shall assume all duties of the Chairperson during any period of absence or disability of the Chairperson. B. The Vice-Chairperson shall work with the City Administration to prepare an annual report in accordance with Article IX.
Secretary	A. The Secretary shall, with the assistance of the City staff, keep the minutes and records of the Board, prepare the agenda of regular and special meetings with the Chairperson, provide notice of meetings to Board members, notify the City Clerk relative to the proper and legal notice of hearings, receive and respond to correspondence as directed by the Board, maintain records of attendance for members of the Board, affix his/her signature to all correspondence, arrange publications on behalf of the Board, and perform such other duties as are normally carried out by the Secretary. B. The Secretary shall sign official minutes approved by the Board, routine correspondence of the Board, and other documents requiring certification. Resolutions approved by the Board shall be signed by the Secretary and the Chairperson. C. If the elected Secretary is not in attendance at a meeting, the Chairperson may appoint a temporary Secretary to perform the duties of Secretary at that meeting. D. In the event of the absence or inability of the Chairperson and the Vice-Chairperson to discharge the duties of the Chairperson, the Secretary shall appoint a temporary Chairperson. E. The Secretary shall call the roll for all roll call votes, and shall track affirmative and negative votes for all motions to assist the Chairperson with determining whether the measure passes or fails.

OFFICERS TERM

- F. All officers shall serve for a term of one (1) year or until successors are elected.
- G. All current officers of the Board shall be eligible for re-election or for any vacancy of office.
- H. No member of the Board shall hold more than one elected office at any given time.

2023 & 2024 OFFICERS

The table below is for reference only, as the ZBA is not term restricted.

Office	2024	2025
Chairperson	Frank Farina	Frank Farina
Vice-Chairperson	Mark Burley	Mark Burley
Secretary	Rosanne Menedez	Rosanne Menedez



Monthly Planning & Zoning Report

For March 2026

McKenna provides day-to-day assistance to the City, applicants, and the public regarding zoning, planning and economic development matters.

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

As part of our services to the City, McKenna reviews Planning Commission applications and provides recommendations on long range planning, land use, zoning, and design. The following is a summary of active developments; **yellow highlighting indicates new updates for the month.**

PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
RZ23-02 32981 & 32875 Utica Road Sheetz	Conditional rezoning from CBD to CG to operate a gas station and fast food restaurant.	Preconstruction meeting occurred with City Staff on September 26, 2025. Building permits have been issued.
ZBA 24-06 33420 Utica Road Use Variance for multiplex development SP 24-07 33420 Utica Road	Request for a use variance to construct a multiplex development in the RM district. Request for site plan approval for multiplex development.	The Zoning Board of Appeals approved the use variance at the November 7, 2024 meeting. Planning Commission tabled site plan on January 13, 2025. Applicant to return with revisions. The site plan was conditionally approved at the March 5, 2025 meeting. The applicant has submitted updated plans that meet the conditions required and is now in engineering review. The applicant received an extension on the site plan for 1 year (March 5, 2027).
SP 24-08 17689 Masonic Blvd Strip Mall	Request for site plan approval for commercial strip mall.	Applicant postponed review at the January 13, 2025 Meeting. The applicant will revise site plan and return to Planning Commission. The applicant is no longer continuing the development of the site as approved and is seeking alternate uses. Any new development will need to be approved by Planning Commission in the future.
RZ 25-01, Hayes Road	Rezoning from RL to RM to develop site condominiums.	Planning Commission recommended approval of the rezoning request to rezone a parcel on Hayes Road near 14 Mile Road from RL to RM, in order to develop 8-site condominiums on May 7, 2025. City Council approved the rezoning on June 12, 2025. The applicant is currently in the process of creating the site plan for Planning Commission.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
SLU 25-02 33341 Kelly Road Complete Auto Care	To obtain special land use approval to allow an automobile heavy repair garage in an "IR – industrial restricted" zoning district.	The PC conditionally approved the SLU at the July 21, 2025 meeting. PC approved their site plan at the September 3, 2025 meeting.
SP 25-03 18380 Malyn Industrial Building	To obtain site plan approval to construct an industrial warehousing building.	The PC conditionally approved the site plan at the January 7, 2026 meeting.
SP 26-01: 34860 Utica Road Birdies and Brews	To obtain approval to use EFIS on the building façade in the CG district.	Planning Commission approved the façade at the February 4, 2026 Planning Commission Meeting. The applicant will return to obtain Special Land Use approval for an amusement and recreation service use in April.
SP 26-02 34360 Utica Road Celina's Bar	To obtain approval to use metal exterior building façade materials in the CG district	Planning Commission approved the façade at the March 4, 2026 meeting.
ZBA 26-01: 34860 Utica Road Birdies and Brews	To obtain a variance for 23 parking spaces when 66 are required. To obtain a variance for an indoor recreation use to be located adjacent to a residential district.	ZBA postponed the following variances at the March 5, 2026 meeting.
ZBA 26-02 31217 Eveningside	To obtain a variance to exceed the maximum lot coverage.	The ZBA will review this variance at the April 2, 2026 meeting.
ZBA 26-03 33710 Mulvey	To obtain a variance to exceed the maximum accessory structure size.	The ZBA will review this variance at a special meeting April 14, 2026 meeting.

CONTACT US

Should you have any questions on the above projects or would like additional information, please contact your City of Fraser team at:

- Dan Commer (dcommer@mcka.com)
- Alicia Warren (awarren@mcka.com)



MCKENNA

March 23, 2026

Fraser Zoning Board of Appeals
33000 Garfield Road
Fraser, MI 48026

Subject: City Planner Transition – Introducing Dan Commer, AICP

Dear ZBA Members:

I want to extend my sincere gratitude for the opportunity to support the ZBA and be part of such meaningful work in your community. It has been a privilege to collaborate with you on a range of planning and zoning efforts, and I truly appreciate your thoughtful leadership, dedication, and commitment to sound decision-making.

Over this time, I've valued not only the projects we've advanced together, but also the relationships we've built. Your professionalism and care for the community have made this experience both rewarding and memorable.

I am writing to let you know that I will be transitioning away from my role and will no longer be serving as your primary contact. Moving forward, Dan Commer, AICP, will be stepping in to support the ZBA. He brings strong experience in planning and zoning and will be a great resource for your ongoing and future work. I have full confidence that you will be in excellent hands. I have enclosed Dan's resume for your reference.

Dan can be reached at dcommer@mcka.com and 248-596-0920, and I will be working closely with him to ensure a smooth transition in the coming weeks.

Thank you again for your collaboration, trust, and partnership. It has truly been a pleasure working with you, and I wish you continued success in all your future endeavors.

McKENNA

A handwritten signature in black ink, appearing to read "Lauren Sayre", located below the typed name.

Lauren Sayre, AICP

Cc: Dan Commer, AICP

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

Dan Commer, AICP

SENIOR PLANNER



DETROIT, MI

As a planner and community development professional, Dan brings more than a decade of experience guiding communities through development review, parks and open space planning, and long-range planning initiatives. His work emphasizes equitable development, attainable housing, and vibrant public spaces. Dan is known for building strong multi-sector partnerships and facilitating collaborative processes that help communities advance practical, lasting planning solutions.

EDUCATION

Master of Urban & Regional Planning, Housing, Community, & Economic Development, University of Michigan

Bachelor of Arts, Urban Studies, Wayne State University

CERTIFICATIONS

American Institute of Certified Planners (AICP)

PROFESSIONAL AFFILIATIONS

Urban Land Institute (ULI)—Fellow, Robert C. Larson Center for Leadership

Government Relations Advisory Committee, Michigan Association of Planning (MAP)

EXPERIENCE

10+ Years

RELEVANT PROJECTS

PRIOR TO MCKENNA

Planning and Development Review Services | City of Novi, MI
City Planner

Michigan–Mellon Project on the Egalitarian Metropolis | University of Michigan, Ann Arbor, MI
Program Coordinator

Neighborhood Stabilization and Housing Initiatives | Bridging Communities, Detroit, MI
Project Manager

Neighborhood Stabilization and Community Development Projects | Bridging Communities, Detroit, MI
Project Analyst

Public Realm and Placemaking Redevelopment Projects | Biederman Redevelopment Ventures, New York, NY
Project Analyst