



**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, April 2, 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

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A regular meeting of the Fraser Zoning Board of Appeals was held on Thursday, April 2, 2026 at 7:00 PM in City Council Chambers, 33000 Garfield, Graser, MI 48026.

## 1. Call to Order

Meeting was called to order by Chairman Farina at 7:00 pm

## 2. Pledge of Allegiance

Chairman Farina led the room in the Pledge of Allegiance

## 3. Roll Call

The following members were present:

Present: Mark Burley, Joseph Chimenti, Frank Farina, Scott Wahl, Rosanne Menendez, Emma Stasek, Patrick Green

Absent: None

Others Present: City Clerk August Gitschlag, Building Department Manager Bob Logan, City Planner Lauren Sayre, City Attorney Alyssa Ericson

## 4. Approval of Agenda

April 2, 2026

Chairman Farina requested to add Meet new City Planner Dan Commer to the agenda

**Motion by Rosanne Menendez, supported by Scott Wahl to Approve the agenda as amended.**

Ayes: Mark Burley, Joseph Chimenti, Frank Farina, Scott Wahl, Rosanne Menendez, Emma Stasek, Patrick Green

Nays: None  
Absent:

**Motion Passed**

**5. Approval of Minutes**

- a. Approval of Minutes – March 5, 2026

**Motion by Rosanne Menendez, supported by Emma Stasek** to Approve the minutes as administratively corrected.

Ayes: Mark Burley, Joseph Chimenti, Frank Farina, Scott Wahl, Rosanne Menendez, Emma Stasek, Patrick Green  
Nays: None  
Absent:

**Motion Passed**

**6. Formal Statement by Chair**

Chairman Farina read the statement

**7. Old Business (Postposed Cases)**

None

**8. New Business**

Applicant Craig Kaiser and his contractor Jamie Craig presented to 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%.

Chairman Farina opened the public hearing at 7:40pm and closed the public hearing at 7:41pm

**Motion by Farina, supported by Chimenti** to grant 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% to ZBA 26-02 31217 Eveningside because of the nature of the size of the lot, the utilities running through it, and the fact that the school is behind him would preclude this from becoming commonplace in the neighborhood.

Condition: the lot be re-graded directly to the back of the lot.

Ayes: Mark Burley, Joseph Chimenti, Frank Farina, Scott Wahl, Rosanne Menendez, Emma Stasek, Patrick Green

Nays: None

Absent:

**Motion Passed**

b. Election of Officers - 2026

Rosanna Menendez nominated **Frank Farina for ZBA Chair**. Frank accepted the nomination. There were no other nominations accepted.

Rosanna Menendez nominated **Mark Burley for ZBA Vice Chair**. Mark accepted the nomination. There were no other nominations.

Mark Burley nominated **Rosanna Menendez for ZBA Board Secretary**. Rosanna accepted the nomination. There were no other nominations.

**9. Unfinished Business**

None

**10. Monthly Report**

a. Monthly Report for March 2026

Chairman Farina introduced the new City Planner, Dan Commer, to the board.

City Planner Lauren Sayre presented her monthly report.

Building Department Manager Bob Logan answered some questions about resident responses to the Planning Commission's Zoning Ordinance Public Hearing.

**11. Planning Commission Liaison**

Chairman Farina reported on the Planning Commission's public hearing on the proposed Zoning Ordinance.

**12. Public to Be Heard**

Board members thanked Lauren Sayre for her service and expressed their best wishes for her future.

Building Department Manager Bob Logan and City Attorney Alyssa Ericson answered some questions from Member Chimenti about the Dairy Queen property.

**13. Adjournment**

**Motion by Rosanne Menendez, supported by Emma Stasek to Adjourn.**

Ayes: Mark Burley, Joseph Chimenti, Frank Farina, Scott Wahl, Rosanne Menendez, Emma Stasek, Patrick Green

Nays: None

Absent:

**Motion Passed**

**Meeting adjourned at 7:59pm**

Respectfully Submitted:

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Michael T. Lesich, Mayor  
City of Fraser

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August R. Gitschlag, City Clerk  
City of Fraser