



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
Tuesday, April 14, 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 Tuesday, April 14, 2026 at 7:00 PM in City Council Chambers, 33000 Garfield, Graser, MI 48026.

1. Call to Order

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

2. Pledge of Allegiance

Chair 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, City Planner Dan Commer, City Attorney Alyssa Ericson

4. Formal Statement by Chair

Chairman Farina read the Chair's statement

5. New Business

a. Public Hearing: ZBA 26-03 33710 Mulvey Road

To obtain a variance from Section 32-121(a)(3) to exceed the maximum accessory building height in the RL district by five (5) feet, increasing the limit from fifteen (15) feet to twenty (20) feet, and to exceed the maximum allowable two-thirds of the total floor area of the principal residence. The principal residence is 1,437 square feet

and the applicant is proposing to build a 3,120 square foot accessory building (pole barn), exceeding the maximum allowable accessory building square footage by 2,157 square feet, increasing the limit from 963 square feet to 3,120 square feet.

City Planner Dan Commer presented the request to the Board.
Applicant Joe Cicalo made his case for the variance.

Chair Farina opened the Public Hearing at 7:27pm

Ben Carter 33700 Mulvey spoke, requested more specific drawings
Paul Babic 33683 Mulvey spoke. He attempted to get a variance 20 years ago and couldn't. He had to go smaller.

Chair Farina closed the public hearing at 7:33pm

Motion by Mark Burley, supported by Rosanne Menendez to approve a variance from Section 32-121(a)(3) to exceed the maximum accessory building height in the RL district by five (5) feet, increasing the limit from fifteen (15) feet to twenty (20) feet, and to exceed the maximum allowable two-thirds of the total floor area of the principal residence. The principal residence is 1,437 square feet and the applicant is proposing to build a 3,120 square foot accessory building, exceeding the maximum allowable accessory building square footage by 2,157 square feet, increasing the limit from 963 square feet to 3,120 square feet with the following conditions; the applicant must comply with all applicable laws, codes, rules, regulations and ordinance requirements. Additionally, trusses must not be load-bearing, and the applicant must obtain all required building and engineering permits.

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

Nays: Patrick Green

Absent:

Motion Passed

6. Public to Be Heard

None

7. Adjournment

Motion by Rosanne Menendez, supported by Scott Wahl to adjourn the meeting at 7:42pm

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

Nays: None

Absent:

Motion Passed

Respectfully Submitted:

Michael T. Lesich, Mayor
City of Fraser

August R. Gitschlag, City Clerk
City of Fraser