



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, August 6, 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, August 6, 2026 at 7:00 PM in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

The following members were present:

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

Absent:

Excused: Emma Stasek

4. Approval of Agenda

Motion by Rosanne Menendez, supported by Scott Wahl to approve the agenda as presented.

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

Nays: None

Absent:

Motion Passed

5. Approval of Minutes

- a. May 7, 2026 Zoning Board of Appeals Minutes

Motion by Rosanne Menendez, supported by Patrick Green to approve the minutes

as submitted.

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

Nays: None

Excused: Emma Stasek

Motion Passed

6. Formal Statement by Chair

Chairman Frank Farina read the formal statement by the Chair

7. Old Business (Postposed Cases)

a. 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 34 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 Dan Commer presented the details of the request.

The applicant and his representative presented their case for the building use.

Joseph Koliba from Free Play arcade voiced his parking concerns regarding the lack of parking as he had in previous meetings.

City Planner Commer received an email from 34830 Utica Rd Suite 3 in opposition to the parking variance.

Motion by Frank Farina, supported by Mark Burley 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.

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

Nays: None

Excused: Emma Stasek

Motion by Frank Farina, supported by Scott Wahl to add the approval of this variance is contingent upon the applicant obtaining all required administrative

approvals and fully complying with all applicable zoning and building regulations to the previous motion.

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

Nays: None

Excused: Emma Stasek

Motion Passed

Motion by Frank Farina, supported by Mark Burley to approve ZBA 26-01 34860 Utica Road - Birdies and Brews variance from Section 32-93(3)b to provide 23 parking spaces when 34 parking spaces are required to be conditioned upon the following requirements:

The maximum occupancy for the business is administratively reduced to 100 people by the building official and Fire Marshall

The applicant must provide signage to ensure adequate vehicular circulation, to the satisfaction of the City Engineer.

The approval of this variance is contingent upon the applicant obtaining all required administrative approvals and fully complying with all applicable zoning and building regulations.

Ayes: Mark Burley, Joseph Chimenti, Scott Wahl, Patrick Green

Nays: Rosanne Menendez, Frank Farina

Excused: Emma Stasek

Motion Passes

8. Unfinished Business

9. Monthly Report

a. May & June Planning & Zoning Reports

City Planner Dan Commer discussed the written report that was presented to the commissioners in their packet.

The board would like some fresh new binders with the updated Zoning Ordinance.

10. Planning Commission Liaison

ZBA Member Frank Farina shared information about Sheetz amending their site plan to add more trees to help with headlights in neighbors yards. Planning commission approved a site plan for the HVAC business on Utica Rd.

11. Public to Be Heard

Wahl - None

Green - None

Burley - None

Chimenti - asked about a site plan that has had no progress on Hayes.

Menendez - congratulate Emma on their baby

Farina - asked for updated training session for the board this winter. St Malachy festival coming up.

12. Adjournment

Motion by Rosanne Menendez, supported by Scott Wahl to adjourn the meeting at 7:58pm.

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

Nays: None

Excused: Emma Stasek

Motion Passed

Meeting adjourned at 7:58pm

Respectfully Submitted

August R Gitschlag
Fraser City Clerk