

**CITY OF FRASER
ZONING BOARD OF APPEALS
THURSDAY, MAY 2, 2019 – 7:00PM
MINUTES**

Present: Chairman Stimac, Members: Burley, Chimenti, Menendez, Hunt, Logan, Farina

Excused Absence: None

Also Present: Melissa Cohen, City Attorney
Susan Cronander, Senior Planner
Candace Schuver, Recording Secretary

1. Call Meeting to Order

Chairman Stimac called the meeting to order at 7:07PM

2. Pledge of Allegiance

3. Roll Call	Chairman	Stimac	Present
	Members:	Burley	Present
		Chimenti	Present
		Farina	Present
		Hunt	Present
		Logan	Present
		Menendez	Present

4. Approval of Agenda - Regular Meeting of May 2, 2019.

Motion by Member **MENENDEZ** Support by Member **CHIMENTI**

To: Approve the agenda of April 4, 2019.

AYES 6 NAYS 0 MOTION CARRIED

5. Approval of Minutes –February 7, 2019.

Motion by Member **LOGAN** Support by Member **BURLEY**

TO: Approve the Minutes of February 7, 2019 as submitted.

AYES 6 NAYS 0 MOTION CARRIED.

6. Formal Statement:

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Chairman Stimac gave a formal statement relative to the powers of the Zoning Board of Appeals and the facts and conditions for granting appeals.

7. Old Business

Member Menendez inquired about the status of Powerhouse Gym.

Senior Planner Susan Cronander stated that she will be in contact with applicant. More information is needed.

8. Public Hearings:

#03-19 ZBA / FRASER EYE CARE CENTER / 33080 UTICA ROAD / FOR A PROPOSED SECOND WALL SIGN IN THE CBD COMMUNITY BUSINESS DISTRICT WHERE ONLY ONE WALL SIGN IS ALLOWED; FOR AN ADDITIONAL FOURTY-NINE (49) SQUARE FEET OF BUILDING SIGN AREA WHERE A FOURTY-NINE (49) SQUARE FOOT SIGN ALREADY EXISTS AND WHERE A TOTAL OF THIRTY-TWO (32) SQUARE FEET OF BUILDING SIGN AREA IS ALLOWED; TO ALLOW THE PROPOSED SECOND SIGN TO BE INTERNALLY LIT WHERE ONLY INDIRECT LIGHTING IS ALLOWED.

Petitioners were present: Kathy Donigan, Fraser Eye Care Center C.O.O.
 Baha, Contractor with 3G Signs
 Jason Canvasser, Clark Hill Law Firm

Public Hearing was opened and closed with no public or written comment.

Motion by Member **MENENDEZ** Support by Member **HUNT**

TO: POSTPONE #03-19 ZBA / FRASER EYE CARE CENTER / 33080 UTICA ROAD / FOR A PROPOSED SECOND WALL SIGN IN THE CBD COMMUNITY BUSINESS DISTRICT WHERE ONLY ONE WALL SIGN IS ALLOWED; FOR AN ADDITIONAL FOURTY-NINE (49) SQUARE FEET OF BUILDING SIGN AREA WHERE A FOURTY-NINE (49) SQUARE FOOT SIGN ALREADY EXISTS AND WHERE A TOTAL OF THIRTY-TWO (32) SQUARE FEET OF BUILDING SIGN AREA IS ALLOWED; TO ALLOW THE PROPOSED SECOND SIGN TO BE INTERNALLY LIT WHERE ONLY INDIRECT LIGHTING IS ALLOWED.

For the following reason(s):

1. Applicant must resubmit specific sign calculations for consideration.

AYES 6 NAYS 0 MOTION CARRIED

#04-19 ZBA / MEDPOINTE URGENT CARE CENTER / 31290 GROESBECK HIGHWAY / TO ALLOW A SECOND WALL SIGN IN THE CG COMMERCIAL GENERAL DISTRICT WHERE ONLY ONE WALL SIGN IS ALLOWED.

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Petitioners Were Present: Muhammad Sami, on behalf of Medpointe Urgent Care Center
Zahra Chehab, Dream Sign Inc.

Chairman Stimac noted that on a corner property there is allowance for additional signage to recognize multiple exposures (ground signs).

Public hearing was opened and closed with no public or written comment.

Motion by Member STIMAC Support by Member MENENDEZ

TO: APPROVE #04-19 ZBA / MEDPOINTE URGENT CARE CENTER / 31290 GROESBECK HIGHWAY / TO ALLOW A SECOND WALL SIGN IN THE CG COMMERCIAL GENERAL DISTRICT WHERE ONLY ONE WALL SIGN IS ALLOWED.

No Stipulations

For the following reason(s):

1. It is a corner location where additional exposure is necessary
2. It does not increase allowable signage in overall area (just two signs in two areas)

AYES 6 NAYS 0 MOTION CARRIED

9. New Business

Chairman Stimac requested the Election of Officers to be put on the May Agenda.

10. Planning Commission Liaison

Member and Liaison Farina is absent. No report at this time.

11. Public to be Heard: None

12. Adjournment:

Motion by Member MENENDEZ Support by Member CHIMENTI

TO: ADJOURN THE MEETING OF APRIL 4, 2019 AT 8:25PM

AYES 6 NAYS 0 MOTION CARRIED

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ZBA Secretary, Rosanne Menendez

Recording Secretary, Candace Schuver