

CITY OF JONESVILLE
ZONING BOARD OF APPEALS

MINUTES – September 24, 2020

The Zoning Board of appeals met at Wright Street Park, 416 Wright Street, Jonesville, MI.

Present: Todd Shroats, George Humphries Jr., Larry Jose, Christine Bowman and David Steel. Manager Jeff Gray and Supt. of Public Works Mike Kyser.

Absent: None

Guests: Alex Stemme and Lorelei Stemme

The meeting was called to order at 6:00 p.m. by Chairperson Todd Shroats.

Todd Shroats led the Pledge of Allegiance.

A quorum was declared.

A motion was made by George Humphries Jr. and supported by Christine Bowman to approve the agenda as presented. All in favor. Motion carried.

A motion was made by George Humphries Jr. and supported by Larry Jose to approve the minutes of August 27, 2020. All in favor. Motion carried.

Due to a conflict of interest with ZBA member David Steel since he is on the Session Board of the Jonesville Presbyterian Church, 300 E Chicago Street, Jonesville, Mr. Steel asked to be recused from this specific ZBA meeting.

George Humphries Jr. made a motion to recuse David Steel from this ZBA meeting. Larry Jose supported the motion. All in favor. Motion carried.

After a brief discussion regarding a potential conflict of interest with board member Christine Bowman, as she was a realtor involved with the sale of the Episcopal Church located at 360 E. Chicago Street, it was determined that she is under no contract or obligation with the new owner and the decision of the ZBA would have no effect on her financially or otherwise.

George Humphries Jr. made a motion to allow Christine Bowman to remain as a voting member of the ZBA for this specific meeting. Larry Jose supported the motion. All in favor. Motion carried.

David steel excused himself from the meeting at 6:05 p.m.

The Public Hearing for the request of a variance to allow the use of the rear of the building located at 360 E. Chicago Street be used for lodging in a R-2 (Single Family Residential) District was opened at 6:06 p.m.

Alex Stemme, owner of 360 E. Chicago Street, spoke briefly regarding the necessity of the variance request being approved allowing for lodging in the rear of the building while renovations to the front of the building are being completed. Mr. Stemme stated that some of the renovations will include repairs to the sanctuary, foundation, roof, bell tower and painting of the siding. A long-term plan for the property will include use for events. The area to be used for lodging will include two (2) queen beds and a pull-out couch, full kitchen and one (1) bathroom.

The ZBA Board asked various questions regarding the request.

Public Hearing closed at 6:20 p.m.

Christine Bowman made a motion to approve the requested use variance for the property located at 360 E. Chicago Street to allow lodging in the rear of the building in an R-2 (Single Family Residential) zoning district, and that the applicant will comply with the terms of Section 14.09(G) of the Zoning Ordinance regarding bed and breakfast dwellings, except that owner occupancy shall not be required and as many as six (6) adult guests may be permitted lodging in the suite. George Humphries Jr. supported the motion. All in favor. Excused: David Steel. Motion carried.

A motion was made by George Humphries Jr. and supported by Larry Jose to give immediate effect to the approval of the use variance for the property located at 360 E. Chicago Street to allow lodging in an R-2 (Single Family Residential) zoning district, as necessary for the preservation of property rights and hereby certified on record. All in favor. Excused: David Steel. Motion carried.

The meeting was adjourned at 6:22 p.m.

Submitted by,

Cynthia D. Means
Clerk