



City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104  
(517) 849-9037 Fax  
[www.jonesville.org](http://www.jonesville.org)  
[manager@jonesville.org](mailto:manager@jonesville.org)

**CITY OF JONESVILLE  
ZONING BOARD OF APPEALS AGENDA  
APRIL 27, 2023 – 6:00 P.M.  
JONESVILLE CITY HALL, 265 E. CHICAGO STREET**

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**2. DECLARATION OF A QUORUM**

A. Oath of Office and Welcome – David Windle

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES**

A. December 20, 2021 Regular Meeting

**5. PUBLIC COMMENTS**

**6. PUBLIC HEARING AND SUBSEQUENT BOARD ACTION**

A. Request from Ryan and Carolyn Scholfield for a use variance to allow a multiple family dwelling in an R-2 (Residential) district. The property is located at 435 Beck Street.

i. Public Hearing

ii. Action on Request

**[Action Item]**

**7. OTHER BUSINESS**

A. 2023 Meeting Calendar

B. Election of Officers

C. Staff Updates

**[Action Item]**

**[Action Item]**

**8. ADJOURNMENT**

**CITY OF JONESVILLE**  
**ZONING BOARD OF APPEALS**

**MINUTES – December 20 2021**

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

**Absent:** Kayla Thompson

**Guests:** Rodney Moore

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. Absent: Kayla Thompson. Motion carried.

A motion was made by George Humphries Jr. and supported by Larry Jose to approve the minutes of December 21, 2020. All in favor. Absent: Kayla Thompson. Motion carried.

The Public Hearing for the request of a variance to allow a residential garage to be larger than allowed in an R3 (Multiple Family Residential) zoning district was opened at 6:02 p.m. The property is located at 310 Reading Avenue.

Rodney Moore, owner of 310 Reading Avenue, spoke briefly regarding the necessity of the variance request being approved allowing for the garage to be larger than allowed. Mr. Moore stated that he needs a place to park a car and work indoors. He advised that he has already purchased the building, he purchased it when prices dropped. He is going to be moving an existing shed and demolishing the second existing shed. Mr. Moore advised that he will have the building completed by summer. Mr. Moore advised the Board that the garage will follow the property line and will not be parallel to the house. The shed will be 6' behind the garage and is 10' x 10'.

The ZBA Board asked various questions regarding the request. Discussion included ordinance requirements about building materials. Staff confirmed that materials must be compatible with neighborhood. Mr. Moore state that the building be sided with metal.

The Public Hearing closed at 6:38 p.m.

George Humphries Jr. made a motion and was supported by Larry Jose to approve the requested use variance for the property located at 310 Reading Avenue to allow construction of a 1680 sq. ft. garage with twelve (12) months to remove shed closest to house and relocate 10' x 10' shed to

rear. The applicant shall submit a drawing to staff showing the actual building location, relative to property lines, including the relocated shed. All in favor. Absent: Kayla Thompson. Motion carried.

A motion was made by Christine Bowman and supported by George Humphries Jr. to give immediate effect to the approval of the variance for the property located at 310 Reading Avenue to allow a garage be larger than allowed in the R3 (Multiple Family Residential) zoning district, as necessary for the preservation of property and hereby certified on the record. All in favor. Absent: Kayla Thompson. Motion carried.

A motion was made by Larry Jose and supported by Christine Bowman to approve the 2022 meeting calendar with the schedule of the fourth Thursday of every month at 6:00 p.m. November and December will be held on the fourth Monday to avoid conflicts with Thanksgiving and Christmas. All in favor. Absent: Kayla Thompson. Motion carried.

Updates were provided by Manager Gray.

The meeting was adjourned at 7:03 p.m.

Submitted by,


Cynthia D. Means  
Clerk



City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104  
(517) 849-9037 Fax  
[www.jonesville.org](http://www.jonesville.org)  
[manager@jonesville.org](mailto:manager@jonesville.org)

To: Jonesville Zoning Board of Appeals   
From: Jeffrey M. Gray, City Manager  
Date: April 21, 2023  
Re: Staff Report – April 27, 2023 Zoning Board of Appeals Meeting

## 2. A. Oath of Office and Welcome

Clerk Cindy Means will administer the Oath of Office to new member David Windle. David was appointed by the City Council to fill the vacancy created by Larry Jose's resignation. We welcome David to service on the Zoning Board of Appeals.

### 6. A. i. Public Hearing –Variance Request for 435 Beck Street

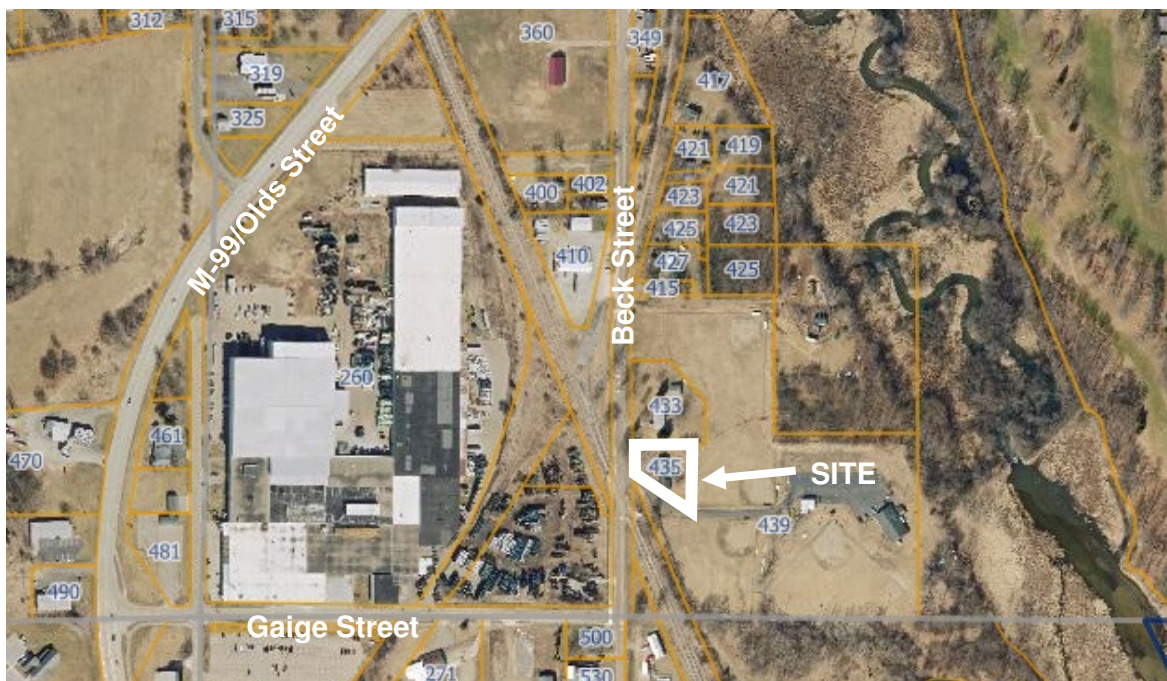
This is the time reserved on the agenda to hear public comments regarding the request from Ryan and Carolyn Scholfield regarding the use of the existing building located at 435 Beck Street for a three-unit dwelling. The applicant has converted one on the units as a one-bedroom dwelling. The applicant proposes converting the building for a second one-bedroom apartment and one two-bedroom apartment. Under the City's ordinance, one unit is allowed by right and two with a Special Land Use Permit from the Planning Commission.

### 6. A. ii. Variance Request for 435 Beck Street

[Action]

This is the subsequent action item related to the request for variance. The subject property is unique in that the building was formerly a three-unit commercial building and is located in a residential district. It was most recently used as a single residential dwelling. The applicant has completed an interior renovation of one unit with one bedroom, as is allowed by right in the R-2 (Residential) zoning district. A three-unit (multiple family) building is not allowed in the district, resulting in the request for a use variance.

### Property Location

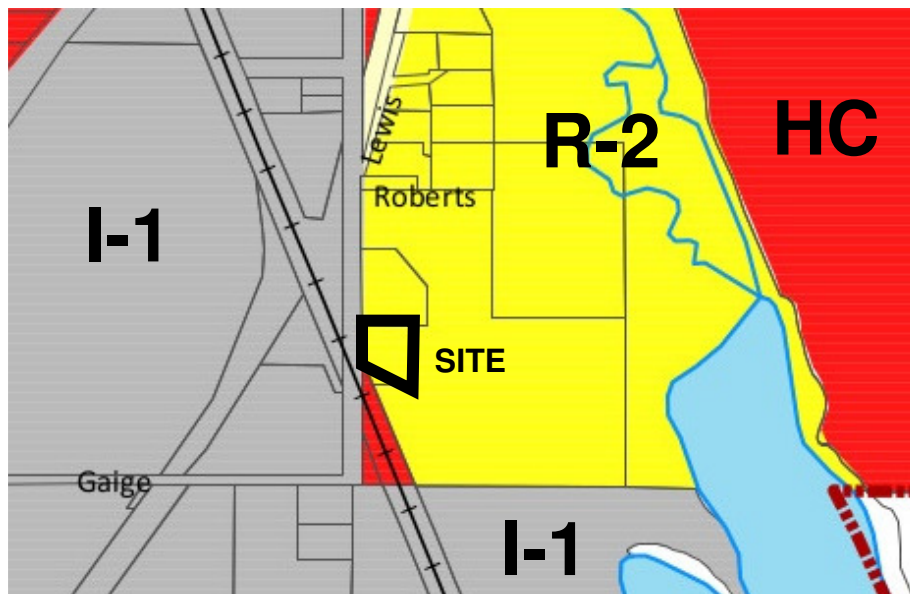


### Zoning and Land Uses

Zoning and land use on the property and surrounding properties is as follows:

	<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property</b>	R-2 (Residential)	Single-Family Residential
<b>North</b>	R-2 (Residential)	Single-Family Residential
<b>South</b>	R-2 (Residential)	Planned Unit Development
<b>East</b>	R-2 (Residential)	Planned Unit Development
<b>West</b>	I-1 (Industrial)	Manufacturing

### Zoning Map



Multiple family dwellings are typically required to be served with paved parking spaces. Section 16.06 requires a minimum of two parking spaces for each dwelling unit, plus one space for each 2 units. In this case, a minimum of 7 parking spaces is ordinarily required to serve the three dwelling units. The property is currently served by a circular, paved driveway. The applicant states that they intend to provide improved parking at a later date. The Board will want to consider whether it is waiving the requirement for designated spaces, or if it wants to condition approval on submittal of a parking plan for staff or board review at a later date.

Additional exterior building and grounds improvements are planned in the future, as well.

ZBA members may find a visit to the neighborhood prior to the meeting beneficial. Copies of Section 17.08 (B) of the Zoning Ordinance are attached that describe the standards for use variances.

A motion is necessary to take action on the application. The motion should state the basis for the decision, including consistency of the request with the conditions of Section 17.08(B) of the Zoning Ordinance, and any conditions of approval associated with future building improvements.

Following action on the variance, the ZBA should consider a motion to certify the decision, giving immediate effect to the action as follows:

A motion that the ZBA give immediate effect to the [approval or denial] of the use variance for the property located at 435 Beck Street to allow a multiple family building in an R-2 (Residential) zoning district, as necessary for the preservation of property rights and hereby certified on the record. Otherwise, the decision will not take effect until the ZBA holds another meeting to approve the minutes.

*Please refer to the attached application and supporting documentation, ordinance excerpt, and public notice.*

**7. A. 2023 Meeting Calendar [Action Item]**

The attached calendar would maintain the current schedule of meetings on the fourth Thursday of every month at 6:00 p.m. Please note that the November and December meetings would be held on the third Monday of those months to avoid conflicts with Thanksgiving and Christmas. Meeting dates and times may be amended, as the Board sees fit. A motion is necessary to approve the meeting calendar. *Please refer to the proposed 2023 Annual Meeting Calendar.*

**7. B. Election of Officers [Action]**

Election of officers is required at the first meeting of each year. The current chair is Todd Shroats and the vice-chair is vacant. An officer may be re-elected, if they are interested in continuing to serve. George Humphries is not eligible to serve as chair, by State statute, since he is a representative to the Zoning Board of Appeals from City Council. A motion and vote are necessary to elect a chair and vice-chair for 2021.

**7. C. Staff Updates**

This section of the agenda is reserved for an update on current and pending projects in the City.

City of Jonesville  
Zoning Board of Appeals  
VARIANCE PETITION FORM

265 E. Chicago Street  
Jonesville Michigan 49250  
Phone: 517-849-2104 Fax: 517-849-9037

Date of Petition Form:

3/19/2023

Property Owner

Name	Ryan + Carolyn Scholfield	Business Name	
Street Address	6286 Sweet Clover Hills Dr	Email Address	Scholfield86@att.net
Cell Phone Number	517-425-2751	Fax Phone Number	Jonesville
	Ryan	Phone Number	248-729-1675
			Carolyn

Applicant (If Not Owner)

Name	Email Address		
Address (Street No. and Name)	City	State	Zip Code
Cell Phone Number	Fax Phone Number	Phone Number	
Applicant's Interest in the Property (Land Contract, Lease, Etc)			

Zoning District: Jonesville City

VARIANCE FEE: \$250.00

Property Address: 435 Beck St.

Property ID #: 30-21-604-300-010-04-6-3

Date of Denial of Zoning Permit: \_\_\_\_\_

Reason of Denial: \_\_\_\_\_

Purpose of Request (Specify exactly what is being requested):

Property is currently a Single Resident. Requesting to make a multi-unit property with a variance.

Explain Nature of Practical Difficulty or Hardship:

Our vision is to better the property and provide suitable housing for elderly or other who need a home.

Carolyn Scholfield 3/19/23

Signature of Applicant

Date:

Cynthia Deane 3/21/23

Signature of Property Owner

Date:

Date:

Official Use Only	
Fee Paid	250.00
Date Paid	3/21/23
Receipt #	151581
Date of Hearing:	4/27/23



VARIANCE APPLICATION REVIEW

What circumstances are unique to the property, which give rise to the request?

Property is currently zone Single Resident,  
Requesting Multi-Unit Zoning

What would be the impact to adjacent property owners by granting the variance?

None. We are cleaning up the property and investing money to improve appearance of the building. Upholding property values in our community.

What undue hardship would be created if strict enforcement of the zoning regulations is required?

Hardship would only be onto us. We would have NO incentive to invest our capital for improvements to generate cash flow.

What effect would granting the variance have on public health, safety, morals, convenience, order, prosperity and general welfare?

Major improvement to the property and  
Provide suitable housing in our area

Would granting the variance oppose the general spirit and intent of the zoning regulations?

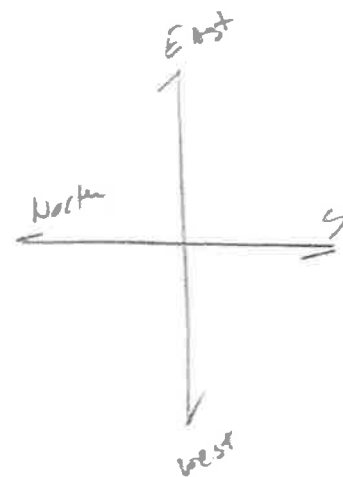
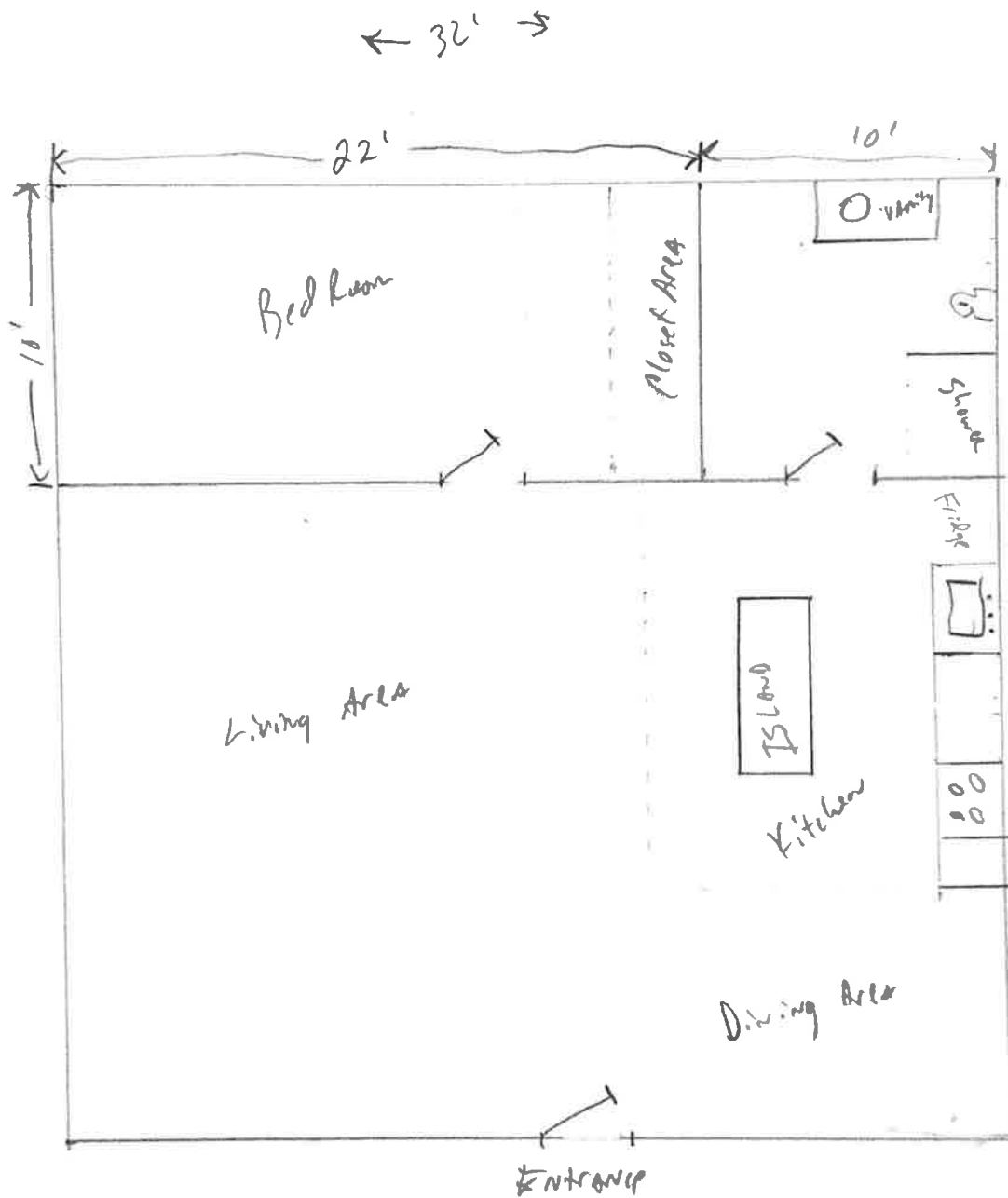
Our vision and plan provided is to provide  
Suitable housing and improving the look of  
the property.

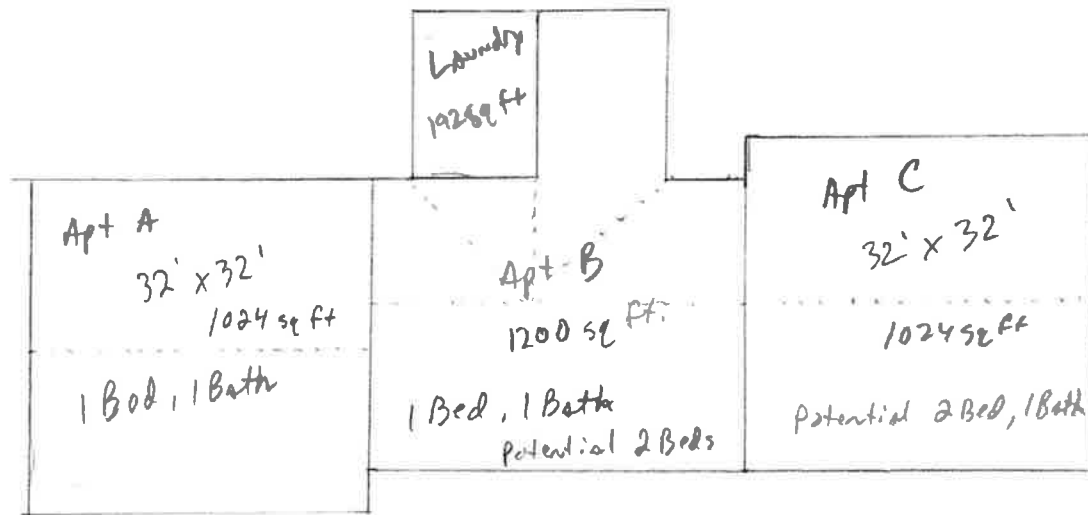
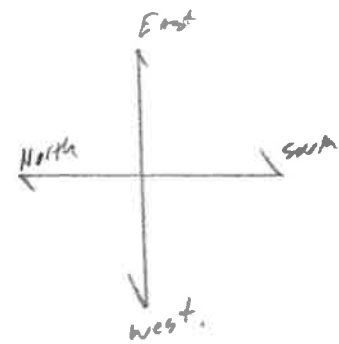
Recommended conditions or restrictions:



Apt "A"

← 32' →





Apt. "A" is 90% completed.  
Apt "B & C" are to be developed ASAP per A Approval  
Apt "B & C" will model Apt "A" for the most part.  
Exterior Finishes will be upgraded along with work continuing on "Apt B & C"  
Yard/Landscaping will progress once weather is more favorable for these activities

## 435 Beck St additional information

Ryan and Carolyn Scholfield <scholfield86@att.net>

Sun 4/16/2023 4:44 PM

To: Cindy Means <clerk@jonesville.org>; Jeff Gray <JGray@jonesville.org>

Hello to you both,

Here are more details for 435 Beck St.

Our concept is studio apartment style. We are using high end product such as quartz counters, laminate and ceramic tile flooring. All 3 apartments will be a modern black and white theme with 1 to 2 bedrooms. Each apartment will have a new bathroom including a walk in shower. Each apartment will come with all new appliances including a dishwasher. There will be a laundry room with access for all 3 apartments.

The exterior will be upgraded within the next 2 years with white vinyl siding and black shingles and new black steel doors. We will also be excavating and making a full parking area in the front and a lawn patio area in the back for tenants to enjoy.

We will be responsible for maintaining the grounds.

Attached are photos of the before and afters of unit #1 and the outside.

















AFTER

AFTER



AFTER





Before







Many Blessings,  
Carolyn

Zoning Ordinance Excerpt: Section 17.08(B)

- B. Use variance: A use variance may be allowed by the Board of Appeals only in cases where there is reasonable evidence of unnecessary hardship in the official record of the hearing and that ALL of the following conditions are met:
1. That the building, structure, or land cannot yield a reasonable return if required to be used for a use allowed in the zone district in which it is located;
  2. That there are unnecessary hardships in the way of carrying out the strict letter of these regulations which are caused by exceptional or extraordinary circumstances or conditions applying to the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the vicinity in the same zoning district. Exceptional or extraordinary circumstances or conditions include:
    - a. exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance;
    - b. exceptional topographic conditions;
    - c. by reason of the use or development of the property immediately adjoining the property in question; or
    - d. any other physical situation on the land, building or structure deemed by the Board of Appeals to be extraordinary;
  3. That the proposed use will not alter the essential character of the neighborhood.
  4. That the variance is not necessitated as a result of any action or inaction of the applicant.



**CITY OF JONESVILLE**  
**NOTICE OF PUBLIC HEARING**

The Jonesville Zoning Board of Appeals will meet at 6:00 p.m., Thursday, April 27, 2023, at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI 49250.

The Board will meet to consider the following request:

A Variance to allow a Multi-Family Residential Unit in a  
Single Family Residential (R-2) District.  
The property is located at 435 Beck Street, Jonesville, MI 49250.  
Property ID #30-21-004-300-010-04-6-3

Attendance at the ZBA Hearing is welcomed, but not required. Written comments may be submitted to the Jonesville City Hall prior to the hearing.

A copy of the application materials can be viewed in the Jonesville City Hall during normal business hours, 8:00 a.m. to 4:30 p.m., Monday thru Friday.

Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville by writing or call the following:

City of Jonesville  
265 E. Chicago Street  
Jonesville MI 49250  
517-849-2104



City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104  
(517) 849-9037 Fax  
[www.jonesville.org](http://www.jonesville.org)

**ZONING BOARD OF APPEALS  
2023 ANNUAL MEETING CALENDAR  
FOURTH THURSDAY OF THE MONTH**

WEDNESDAY*	JANUARY 25, 2023	6:00 P.M.
THURSDAY	FEBRUARY 23, 2023	6:00 P.M.
THURSDAY	MARCH 23, 2023	6:00 P.M.
THURSDAY	APRIL 27, 2023	6:00 P.M.
THURSDAY	MAY 25, 2023	6:00 P.M.
THURSDAY	JUNE 22, 2023	6:00 P.M.
THURSDAY	JULY 27, 2023	6:00 P.M.
THURSDAY	AUGUST 24, 2023	6:00 P.M.
THURSDAY	SEPTEMBER 28, 2023	6:00 P.M.
THURSDAY	OCTOBER 26, 2023	6:00 P.M.
<u>MONDAY**</u>	<u>NOVEMBER 20, 2023</u>	6:00 P.M.
<u>MONDAY**</u>	<u>DECEMBER 18, 2023</u>	6:00 P.M.

**\*Note January meeting will be held on fourth Wednesday of January**

**\*\*Note that the November and December meetings will be held on the third Monday of each month.**

**All meetings are held at the Jonesville City Hall – 265 E. Chicago Street, Jonesville, MI,  
unless otherwise noted on the meeting agenda.**

**The City of Jonesville will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 20 days' notice to the City of Jonesville. Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville by writing, calling, or e-mailing the following:**

**City of Jonesville  
265 E. Chicago Street  
Jonesville, MI 49250  
(517) 849-2104  
[www.jonesville.org](http://www.jonesville.org)**

**Cindy Means, Clerk  
[clerk@jonesville.org](mailto:clerk@jonesville.org)**