

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

**MINUTES – August 26, 2015**

**Present:** Larry Jose, Annette Sands, Todd Shroats, Mike Venturini, Manager Jeff Gray, Assistant to the Manager Tim McLean, and Supt. of Public Works Mike Kyser.

**Absent:** Tim Bowman

**Guests:** Wayne and Shirley Swander, Jodi Burns (Howard Hanna Real Estate)

The meeting was called to order at 6:30 p.m. by Chairperson Todd Shroats.

Todd Shroats led the Pledge of Allegiance.

A quorum was declared.

A motion was made to approve the agenda by Annette Sands and supported by Mike Venturini. All in favor. Absent: Tim Bowman. Motion carried.

Mike Venturini made a motion to approve the minutes of June 18, 2015. The Motion was supported by Annette Sands. All in favor. Absent: Tim Bowman. Motion carried.

The Public Hearing for the request to allow a lot to be divided into two lots with each lot being less than the one (1) acre minimum area requirement, each lot being less than the required minimum width of 220 feet, and to allow an accessory building on its own parcel in a HC (Highway Commercial) zoning district located at 421 W. Chicago Street/422 Harley Street was opened at 6:35 p.m.

Wayne Swander spoke briefly regarding the necessity of the variance request being approved allowing them to finalize the sale of their property with the lot being split into two separate lots.

Manager Gray gave a brief synopsis of the variance request being brought to the Zoning Board of Appeals, advising that the subject property was originally platted as two separate parcels. Prior to the current owners' purchase of the property in 1987, the two lots were combined into one single lot. The property is zoned for HC (Highway Commercial) use, although it is in an area that is Master Planned for Medium Density Residential use. The proposed divided lots would meet the minimum width and area requirements for the corresponding R-2 (Residential) zoning district.

Public Hearing closed at 6:40 p.m.

Mike Venturini made a motion to approve the requested variances to allow a lot to be divided into two lots with each lot being less than the one (1) acre requirement, each lot being less than the required minimum width of 220 feet, and to allow an accessory building on its own parcel in

a HC (Highway Commercial) zoning district. The motion was seconded by Annette Sands. All in favor. Absent: Tim Bowman. Motion carried.

A motion was made by Mike Venturini to give immediate effect to the approved variances, as necessary for the preservation of property and hereby certified on the record. The motion was supported by Larry Jose. All in favor. Absent: Tim Bowman. Motion carried.

The meeting was adjourned at 6:42 p.m.

Submitted by,

Cynthia D. Means  
Clerk