

CITY OF JONESVILLE
ZONING BOARD OF APPEALS

MINUTES – August 28, 2018

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

Absent: None

Guests: Dennis and Shelly Kolenda

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 to approve the agenda by George Humphries and supported by Mike Venturini. All in favor. Motion carried.

Mike Venturini made a motion to approve the minutes of July 12, 2018. The Motion was supported by George Humphries. All in favor. Motion carried.

The Public Hearing for the request to allow a garage to be converted to a residential dwelling in an HC (Highway Commercial) district on property located at 422 Harley Street was opened at 6:05 p.m.

Dennis Kolenda spoke briefly regarding the necessity of the variance request being approved allowing him to convert the existing garage to a residential dwelling. Mr. Kolenda stated that he believes that the existing building should be connected to the public sanitary sewer system and that it will improve the marketability of the property. Mr. Kolenda stated that due to the small lot size and limited visibility from Chicago Street, it is believed that there are few commercial uses for the property. The majority of the properties in the vicinity, mainly along Harley Street, are currently used as residences. Mr. Kolenda also provided copies to the board of a previous Public Hearing Notice from the previous owners requesting a lot division and also a letter from the City of Jonesville to the previous owners stating the stipulations placed on the property from the outcome of the previous Public Hearing with the Zoning Board of Appeals.

The ZBA Board asked various questions regarding the request.

Public Hearing closed at 6:40 p.m.

Mike Venturini made a motion to approve the requested variance to allow an existing garage to be converted to a residence in a HC (Highway Commercial) district and install sanitary sewer to existing building. Tim Bowman supported the motion. All in favor. Motion carried.

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

The meeting was adjourned at 6:55 p.m.

Submitted by,

Cynthia D. Means
Clerk