

**CITY OF JONESVILLE  
ZONING BOARD OF APPEALS  
Minutes of July 19, 2016**

A City of Jonesville Zoning Board of Appeals meeting was held on Tuesday, July 19, 2016 at the Jonesville City Hall. Chair Todd Shroats called the meeting to order at 6:30 p.m.

Present: Todd Shroats, Tim Bowman, Larry Jose, Mike Venturini.

Absent: None (one vacancy).

Also present: Manager Jeff Gray, Terry "TJ" Stephens, Jr, Jennifer Stephens, Cyndi Barrett.

The Pledge of Allegiance was recited. Chair Todd Shroats declared that a quorum was present.

Motion by Mike Venturini, second by Tim Bowman, to approve the agenda, as presented. All in favor. Motion carried.

Motion by Tim Bowman, second by Mike Venturini, to approve the October 29, 2015 meeting minutes, as presented. All in favor. Motion carried.

There were no public comments.

Chair Todd Shroats opened the public hearing on the request to allow a vehicle service station at the property located at 126 W. Chicago Street. Terry "TJ" Stephens, Jr described his planned use of the building. He stated that his business consists of installation of window tinting, remote starts, and mobile audio and video. He would be interested in also adding retail sale of automobile accessories, like running boards, tonneau covers, and similar items. He currently works from his home garage in Tekonsha and has an established customer base in the Jonesville and Hillsdale area. Many of his customers are area automobile dealerships and other businesses.

He currently works primarily on passenger vehicles, but could perform installations on recreational vehicles and other larger vehicles.

He anticipates customers bringing vehicles to the overhead doors at the eastern driveway along US-12. All vehicles would be repaired indoors and would be stored indoors for liability. Only occasionally would a customer vehicle be left outdoors if a customer needed to pick it up after business hours.

Manager Gray clarified that the prior use of the property for Don Holmes muffler shop was nonconforming to our current Zoning Ordinance. The proposed use is likewise nonconforming, but could be authorized by the Zoning Board of Appeals, pursuant to the provisions of Section 2.28 (C)(5) of the Zoning Ordinance. If approved, the approval would only apply to the use as described by the applicant. Expansion of the use, or a change to a different vehicle service use would require approval by the Zoning Board of Appeals.

Gray also noted that he has worked with Cyndi Barrett, the property owner, regarding other potential retail or office uses. However, the site is unique in its development with limited parking. The proposed

use appears to be a better fit in that it can take advantage of the space for vehicle service, but would be less intense than the previous use of the property.

Mr. Stephens responded to additional questions regarding trash service and planned automobile detailing. It was noted that any additional dumpsters would need to be enclosed. Mr. Stephens was encouraged to contact DPW Superintendent Mike Kyser regarding potential measures that would need to be installed regarding the proposed washing of vehicles for backflow prevention.

The Zoning Board of Appeals thanked Cyndi Barrett for her efforts to improve the property.

Chair Todd Shroats closed the public hearing at 6:49 p.m.

Motion by Mike Venturini, second by Tim Bowman, to approve the request by Terry Stephens, Jr. to utilize the building located at 126 W. Chicago Street for automobile detailing and the sale and installation of automobile accessories, as represented by the applicant. Approval is granted with a finding that the proposed use is more compatible with the surrounding area than the previous use of the property, and will result in no expansion of the nonconforming use. Approval is granted with the following conditions:

1. The applicant shall provide for the proper trash receptacles and required screening of any outdoor receptacles.
2. Vehicle service shall take place inside of the building and outdoor overnight storage of vehicles shall be prohibited, except for occasional pickups of vehicles by customers after business hours.
3. All signs shall comply with the City's Code of Ordinances.

Motion carried.

Motion by Larry Jose, second by Mike Venturini, to give immediate effect to the approval of the request from Terry Stephens, Jr. to operate a vehicle service station for automobile detailing and the sale and installation of automobile accessories on the property located at 126 W. Chicago Street, as necessary for the preservation of property and hereby certified on the record. Motion carried.

There being no further business, Chair Todd Shroats adjourned the meeting at 6:55 p.m.

Submitted by,

Jeffrey M. Gray, City Manager/Recording Secretary