

CITY OF JONESVILLE
ZONING BOARD OF APPEALS
Minutes of October 26, 2016

A City of Jonesville Zoning Board of Appeals meeting was held on Wednesday, October 26, 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, Sid Michael.

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 Larry Jose, to approve the July 19, 2016 meeting minutes, as presented. All in favor. Motion carried.

There were no public comments.

Chair Todd Shroats opened the public hearing at 6:32 p.m. on the request for variances to allow the division of the properties located at 208, 216, and 228 W. Chicago Street. Sid Michael indicated that the proposed division is intended to help improve the marketability of the property. He has had limited interest in the entire parcel since it was last used as the Bookhouse. The intent is to sell the two homes and surrounding grounds separate from the commercial building and parking area.

In order to divide the property as proposed, an easement will be provided across Parcel B from Jermaine Street to allow access to the garage on Parcel A. Also, the carriage driveway on the east side of Parcel B, that once provided access to the house on Parcel C, will be permanently closed. The wall between the buildings on Parcels B and C will have to be closed upon sale, as this would now be a common wall along the property line.

Discussion followed regarding the proposed property lines and their proximity to the existing buildings. It was noted that closure of the wall between the buildings on Parcels B and C will require approval from the Hillsdale County Building Inspection Department to assure compliance with building and fire codes.

It was noted that the proposed property line along the east side of the Bookhouse building was close to the building and jogged several times to the east. Mr. Michael was asked about any concerns related to maintenance of that side of the building. Mr. Michael noted that the line follows a retaining wall that exists on the property, but proposed squaring off the property line to allow additional access to the east side of the building and further closure of the carriage driveway.

Chair Todd Shroats closed the public hearing at 6:50 p.m.

Motion by Todd Shroats, second by Tim Bowman, to approve the request by Sidney B. Michael to divide the properties located at 208, 216 and 228 W. Chicago Street resulting in a lot with less than the required lot width and lots with less than the minimum required side yards in the HC (Highway Commercial) zoning district. Approval is granted with a finding that the request appears consistent with the character of the neighborhood, does not appear to be contrary to the public interest, nor would it cause a substantial adverse effect to properties in the area, and the variance results from conditions unique to this property as a result of the locations of long standing structures on site. Approval is granted with the following conditions:

1. The east property line of Parcel B will be squared off, consistent with the proposal offered by the applicant at the meeting.
2. A permanent easement will be established to allow access to Parcel A from Jermaine Street across Parcel B.

Motion carried.

Motion by Larry Jose, second by Mike Venturini, to give immediate effect to the approval of the width and setback variances for the properties located at 208, 216 and 228 W. Chicago Street, as shown on the survey prepared by Due North Surveying, Inc. (dated September 23, 2016, Job No. 047-16) and modified by the applicant at the meeting, as necessary for the preservation of property and hereby certified on the record. Motion carried.

Manager Gray provided an update regarding various projects taking place in the City, including the Rail Trail and Heritage Lane apartments.

There being no further business, Chair Todd Shroats adjourned the meeting at 7:22 p.m.

Submitted by,

Jeffrey M. Gray, City Manager/Recording Secretary