

Village of Jonesville  
**Zoning Board of Appeals**  
Minutes – March 13, 2013

Present: Dana Kyser, Tim Bowman, Mike Venturini, Larry Jose, Todd Shroats, Manager Adam Smith, Asst. to the Manager Tim McLean, and Supt. of Public Works Mike Kyser.

Absent: None

Guests: Iggy Pipitone (McDonald's), John and Debra Griffiths and Bob Snow.

The meeting was called to order at 6:30 p.m. by Chairperson Dana Kyser.

Bob Snow led the Pledge of Allegiance.

A quorum was declared.

A motion was made by Tim Bowman and supported by Mike Venturini to accept the minutes of November 30, 2010. All in favor. Motion carried.

The Public Hearing for a variance request to allow an attached residential garage to be built within the required 35 feet rear yard setback area in a Residential District (R-1) located at 745 Wright Street was opened at 6:31 p.m.

John and Debra Griffiths, who requested the variance, addressed the board regarding the structure to be built, the inconvenience of their corner lot with streets on three sides.

Public Hearing closed at 6:32 p.m.

Tim Bowman made a motion to allow an attached residential garage to be built within the required 35 feet rear yard setback area in a Single Family Residential District located at 745 Wright Street per application documents. . Todd Shroats seconded that motion. Discussion was held regarding the sole adjacent resident affected by the close proximity of the addition, to which a letter was provided to the ZBA by that specific resident advising that he did not have an issue with the addition. The following conditions are met: the variance will not be contrary to the public interest, it will not cause a substantial adverse effect to property, is not one where the specific conditions pertaining to the property are so general or recurrent in nature, there are practical difficulties caused by exceptional circumstances applying to the property involved, the variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity, and it is not necessitated as a result of any action of the applicant. All in favor. Motion carried.

Tim Bowman made a motion for the immediate effect of the 745 Wright Street variance as necessary for the preservation of property and hereby certified on the record. Seconded by Todd Shroats. All in Favor. Motion carried.

The Public Hearing for a variance request to allow the number of parking spaces to be less than allowed in a Highway Commercial District located at 115 W. Chicago Street was opened at 6:43 p.m.

Iggy Pipitone, spokesman for McDonald's, addressed the board regarding the proposed drive thru lane revision. The intention is to improve site traffic flow through and around the drive thru and reduce the number of cars stacking out towards and onto US-12. The proposed improvements would reduce the number of parking spaces from 42 to 32 in order to accommodate the new side-by-side drive thru lanes.

The Public hearing was closed at 6:45 p.m.

Tim Bowman made a motion to allow the number of parking spaces to be less than allowed in a Highway Commercial District located at 115 W. Chicago Street per application documents. Mike Venturini seconded that motion. Discussion was held regarding the logistics to this concept. Mr. Pipitone explained the process, advising that the side-by-side drive thru has proven to be very effective in other areas. The following conditions are met: the variance will not be contrary to the public interest, it will not cause a substantial adverse effect to property, is not one where the specific conditions pertaining to the property are so general or recurrent in nature, there are practical difficulties caused by exceptional circumstances applying to the property involved, the variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity, and it is not necessitated as a result of any of the applicant. All in favor. Motion carried.

Tim Bowman made a motion for the immediate effect of the 115 W. Chicago Street variance as necessary for the preservation of property and hereby certified on the record. Seconded by Todd Shroats. All in Favor. Motion carried.

Manager Smith suggested to the board members that two (2) alternates are needed for the ZBA, citizen at large seats to ensure a five (5) member board at all meetings.

The meeting was adjourned at 7:00 p.m.

Submitted by,

Cynthia D. Means  
Clerk