



Zoning Board of Appeals
Morley Building
1 Tuscola, 2nd Floor Conference Room

Meeting Minutes
February 4, 2026

- I. **Call to Order** - Meeting was called to order by Chair Forbes at 6:00 pm.
- II. **Roll Call**
Members Present: George Copeland, Bruce Gale, Jack Nash and Jamie Forbes
Staff: Christina McEmber, Amy Lusk, Abbey Alverson, Cassi Zimmerman
- III. **Approval of Minutes**
Motion by Board Member Nash, seconded by Board Member Gale, to approve the meeting minutes for the regular meeting July 2, 2025. 4 ayes, 0 nays, 0 absent. Motion approved.
- IV. **Approval of Agenda**
Motion by Board Member Nash, seconded by Board Member Gale, to approve the meeting agenda for the February 4, 2026 meeting. 4 ayes, 0 nays, 0 absent. Motion approved.
- V. **Election of Officers for 2026**
Board Member Nash nominated Board Member Forbes to serve as the 2026 Chairperson.
Motion by Board Member Nash, seconded by Board Member Copeland, to approve Board Member Forbes as the 2026 Chairperson. 4 ayes, 0 nays, 0 absent. Motion approved.
Board Member Copeland nominated Board Member Nash to serve as the 2026 Vice Chairperson.
Motion by Board Member Copeland, seconded by Board Member Gale, to approve Board Member Nash as the 2026 Vice Chairperson. 4 ayes, 0 nays, 0 absent. Motion approved.
Board Member Nash nominated Board Member Gale to serve as the 2026 Secretary.
Motion by Board Member Nash, seconded by Board Member Copeland, to approve Board Member Gale as the 2026 Secretary. 4 ayes, 0 nays, 0 absent. Motion approved.
- VI. **Public Comment**
No public comment.
- VII. **New Business**
 - a. **Public Hearing Case #J26-2852: Consideration of a variance for a property line setback of 8 ft. instead of the required 15 ft. for a new addition.** Chairperson Forbes opened the public hearing. Aaron Comstock from Austin & Associates Architects & Planners represented the property owner. Mr. Comstock described the project for the construction of a new addition on the Corinthian Baptist Church and the need for a variance before the project can continue.

Motion by Board Member Nash, seconded by Board Member Gale to close the public hearing. 4 ayes, 0 nays, 0 absent. Motion approved.

Motion made by Board Member Copeland, seconded by Board Member Nash, to approve the variance request for a property line setback of 8 ft. instead of 15 ft. for a new addition. 4 Ayes, 0 Nays, 0 Absent. Motion approved.

Board members discussed the application. Board Member Copeland clarified the new addition was being constructed where there is current coverage and stated the new addition would support the church during the winter.

Copeland: Yes, the particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures.

Nash: Yes, the particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures. The project will be a good addition in the neighborhood.

Gale: Yes, the particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures.

Forbes: Yes, the particular request is for the minimum variance necessary that will make possible a reasonable use of the land, buildings, or structures.

b. Proposed Meeting Schedule

Motion by Board Member Gale, seconded by Board Member Nash, to approve the 2026 Meeting Schedule. 4 ayes, 0 nays, 0 absent. Motion approved.

VIII. **Old Business**

No Old Business.

IX. **Adjournment**

Motion made by Board Member Nash, seconded by Board Member Gale, to adjourn the meeting at 6:12 pm. 4 Ayes, 0 Nays, 0 Absent. Motion approved.

Respectfully Submitted,

Christina McEmber
Urban Planner