



**Board of Zoning and Planning Meeting Minutes**  
**August 28, 2025**  
**6:00 PM**

**1) Call to Order**

The meeting was Called to Order by acting Chairperson Marsh.

**2) Roll Call of Members**

Members present: Ms. Dorn, Mr. Eshelbrenner, Mr. Rosenthal, Mr. Levine, Mr. Schick, Acting Chairperson Marsh

**3) Approval of Minutes**

**July Minutes**

**Motion to approve Minutes from the July meeting by Mr. Schick, second by Mr. Levine; many in favor with three abstentions. MOTION PASSED.**

**4) Public Comments**

There were no Public Comments.

**5) New Business**

I) App No: BZAP 25-36

Address: 1014 S Roosevelt

Applicant: Cecilia Kanowsky

Owner: Cecilia Kanowsky

Request: The applicant is seeking a variance to allow the existing driveway to not access rear yard parking

Jeff Kanowsky was sworn in.

Mr. Klingler indicated Mr. Kanowsky would like to put in a new fence on the property. He referenced code sections mandating property improvements must bring the property up to the current code provisions, or a variance must be requested; this impacts Mr. Kanowsky because he would like to install a new fence but the driveway does not lead to rear yard parking. Mr. Klingler indicated that the situation has been as is for at least 30 years.

Mr. Kanowsky gave a history of the home.

Mr. Klingler answered Mr. Rosenthal's question about what would happen if the driveway was removed.

Mr. Kanowsky explained the driveway acts as a double drive which is advantageous to both his household and the neighbor's.

Findings of Fact and Decision of the Board for App No: BZAP 25-36 for property located at 1014 S Roosevelt: Based on the evidence and testimony presented, the Board finds it appropriate to grant a variance to keep the existing driveway as is, not leading to rear-yard parking but stopping at the side yard.

The applicant understood the Findings of Fact.

**Motion to approve the Findings of Fact by Mr. Eshelbrenner, seconded by Ms. Dorn; roll call: Levine–Yes, Schick–Yes, Eshelbrenner–Yes, Dorn–Yes, Rosenthal–Yes, Marsh–Yes. MOTION PASSED.**

## **7) Other Business**

I) Review the Revised rules and regulations

Mr. Klingler asked Board members to review the revised Rules and Regulations and encouraged them to edit the document and/or make comments. He stated he will make the revisions and bring them back to the Board.

Mr. Klingler explained that the only item that had been changed is Item 12. He indicated the most recent revision was in 2023, and that this revision came about so that the delegation of authority was documented.

Mr. Rosenthal asked if the revised document had been reviewed by legal counsel and correspondence was discussed. Consent Agenda was mentioned, and Mayor Kessler indicated that this Board would be unable to have a Consent Agenda similar to the way ARB does. Correspondence was discussed further.

Mayor Kessler indicated that City Council is considering an ordinance pertaining to Accessory Dwelling Units; he stated the Board needs to provide feedback on the ordinance based on the Zoning Code.

Mayor Kessler discussed the current iteration of the ordinance, including the number of new registered units per year and parking space allotment. He also answered questions from Board members.

Mr. Rosenthal and Mayor Kessler discussed the lot coverage ratio.

Mayor Kessler spoke to the potential instances of footprint expansion.

Mayor Kessler mentioned next steps.

Mayor Kessler and Board members discussed approach remediation if a driveway is to be removed.

The meeting was adjourned.