

The Board of Adjustments met Monday, December 15, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Frank Lamia, Vice-Chair; Bryan Flowers; Ryan Baker; Cathy Slagle; Payton Rogers, Planning and Zoning Manager and Cindy Beaudreau, Planning Clerk.

Absent: Donna Cook

Chairman Vira called the meeting to order at 5:00 PM.

Approval of Minutes

Frank Lamia made a motion to approve the minutes from the November 17, 2025, meeting.

Bryan Flowers seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Frank Lamia, Bryan Flowers, Ryan Baker and Cathy Slagle
Nay: None.

New Business

BOA 25.17 Public hearing to consider the request of the Owner, Jennifer Starling for a Special Exception - to allow for a clinic on property zoned B-2 – General Business District. The property is located at 311 Magnolia Avenue, Suite 109. The property is approximately 0.38 acres. **PPIN#: 15161**

Payton Rogers, Planning and Zoning Manager, presented the request of the Owner, Jennifer Starling for a Special Exception - to allow for a clinic on property zoned B-2 – General Business District. The property is located at 311 Magnolia Avenue, Suite 109. The property is approximately 0.38 acres. Mr. Rogers shared the aerial and zoning maps.

Staff recommends approval of BOA 25.17.

Jennifer Starling, Owner, 11360 Deborah Steele Lane, shared that she is an individual therapist. She will be working by herself but hopes to grow her business.

Chairman Vira opened the public hearing at 5:05pm. Having no one present to speak, the public hearing was closed at 5:05pm.

Motion:

Ryan Baker made a motion to approve BOA 25.17.

Frank Lamia seconded the motion and the motion carried with the following vote.

Aye: Anil Vira, Frank Lamia, Bryan Flowers, Ryan Baker and Cathy Slagle
Nay: None.

Old Business

None

Adjournment

Ryan Baker made a motion to adjourn.

The motion carried unanimously with the following vote:

Aye: Anil Vira, Frank Lamia, Bryan Flowers, Ryan Baker and Cathy Slagle

Nay: None.

Adjourned at 5:07p.m.



Anil Vira, Chairman



Cindy Beaudreau, Secretary