

**Board of Zoning Adjustment**  
**Meeting Summary**

April 21, 2026, 6:00 p.m.

**Item 1. Call to Order**

Chairman Dr. Nick Houk called the meeting to order at 6:00 p.m.

**Item 2. Roll Call**

PRESENT: Dr. Nick Houk, Robert McLaughlin and Jody Pasalich, Dr. Kent Powell, Cindy Spellman

STAFF PRESENT: Joshua Garrett, City Planner; Julia Goldstein, Administrative Assistant.

ABSENT: John Clark, Tray Harkins, Brent McElwee

VISITORS: Connie and Jim Davis, Jake and Melissa Simmons

**Item3, Approval of Meeting Summary – November 12, 2025**

Dr. Powell made a motion to approve the November 12, 2025 meeting summary.  
Commissioner Pasalich seconded the motion. Motion carried.

Vote: Motion passed 5-0-0

Yes: Board Members: Houk, McLaughlin, Pasalich, Powell and Spellman

No: None

**Item 4. Public Hearings**

- A. BZA-26-001** – An application by Gualtieri Holdings, LLC for a variance from Section 400.080(B), concerning setbacks and lot area and from Section 400.280(F)14 concerning driveways and parking, for the property located at 101 W Excelsior Street.

The Public Hearing was opened at 6:10pm and closed at 6:11pm.

The staff report was given by Joshua Garrett.

Dr Powell moved to approve BZA-26-001  
Board Member Spellman seconded the motion.

Vote: Motion passed 5-0

Yes: Board Members: Houk, McLaughlin, Pasalich, Powell, and Spellman

No: None

**B. BZA-26-002** --An application by Jeremy and Shelley Simmons for a variance from Section 400.280(F)14 concerning driveways and parking, for the property located at 1413 Ann Circle.

The Public Hearing was opened at 6:12pm and closed at 6:39pm.

The staff report was given by Joshua Garrett.

Jake Simmons spoke on behalf of the homeowner. This request for variance isn't for a personal preference, but for the physical characteristics of the property. The narrowing lot size in the cul-de-sac, house placement necessitates the encroachment on the property lines in order to have a drive for the homeowner to get a trailer and lawn equipment into the back yard.

Next door neighbors Connie and Jim Davis both spoke in favor of allowing the variance.

Dr. Powell motioned to approve BZA-26-02  
Board Member Pasalich seconded the motion.

Vote: Motion passed 5-0

Yes: Board Members: Houk, McLaughlin, Pasalich Powell, and Spellman

No: None

**Item 5. Comment from Public**

No additional comments.

**Item 6. COMMENTS OF BOARD MEMBERS**

No additional comments.

**Item 7. STAFF COMMENTS**

No additional comments.

**Item 8. ADJOURN**

Motion to adjourn the meeting by Dr. Powell.

Seconded by Board member Pasalich.

Meeting was adjourned at 7:40 p.m.

Vote: Motion passed 5-0

Yes: Board Members: Houk, McLaughlin, Pasalic, Powell and Spellman

**The next meeting of the Board will be called when needed to review future applications.**

Meeting Summary prepared by Julia Goldstein, Community Development Administrative Assistant.