

BOARD OF ADJUSTMENT
MINUTES
March 28, 2016

The Russellville Board of Adjustment met in its Regular Meeting, Monday, March 28, 2016, at 5:00 p.m. in the Russellville, Arkansas City Hall Council Chambers.

Members Present: Chairman Blake Tarpley, Wendell Miller, Peggy Stratton, and Lannis Nicholson

Members Absent: Mike Wilkins

Visitors Present: Mayor Randy Horton, City Engineer Kurt Jones, City Attorney Trey Smith, Planning Assistant Lequitta Jones, Building Official Brian Holstein, and Richard Setian, and David Eddy.

Welcome

The First Order of Business was a request to Elect 2016 Officers: Chairman, Vice-Chairman, and Secretary.

Member Nicholson nominated Wendell Miller as Secretary. The motion was seconded by Member Stratton and passed unanimously.

Member Miller made the motion to nominate Peggy Stratton for Vice-Chairman. The motion was seconded by Member Nicholson and passed unanimously.

Member Miller made the motion to nominate Blake Tarpley as Chairman. The motion was seconded by Peggy Stratton and passed unanimously.

The Second Order of Business was a request to review and approve the minutes of the July 27, 2015 meeting.

Member Miller made the motion to approve the minutes as written. The motion was seconded by Member Nicholson and passed unanimously.

The Third Order of Business was a public hearing requesting approval for a variance from *Article 4.1.2.4. Backing into a Public Street*, which would allow backing into South Houston Avenue for property located at 805 West 2nd Court. Submitted by David L. Eddy. (BOA.16.03.3616)

City Engineer Jones said Mr. Eddy's request is to allow five parking spaces to back onto Houston Avenue. Currently, all the parking at the business now backs onto either 2nd Street or Houston. I don't think it is much of an issue since he will be backing out onto Houston Avenue, but I would have an issue if he was backing out onto 2nd Street.

Member Stratton made the motion to approve the request as submitted. The motion was seconded by Member Miller and passed unanimously.

The Fourth Order of Business was a public hearing requesting approval for a variance from *Article 4.3.1. Paved Surface Requirement*, allowing the use of compacted gravel in place of asphalt for a proposed mini-storage facility located at 3845 East Main Street. Submitted by Richard Penn and Daniel Davis. (BOA.16.03.36.17)

City Engineer Jones said this came before the planning commission as a special use permit. At that meeting, there was some discussion about allowing some of the rear parking area to be graveled, but because it was a request for a special use permit there weren't a whole lot of details on the plan and that wasn't specifically addressed. Our zoning code basically *requires parking spaces and loading or unloading have six inch gravel base and be paved with concrete of minimum of two inches of hot mix asphalt*. However, we have in the past allowed some of the rear portions of mini-storage area to be graveled. I met with the applicant and what I had suggested that is what they propose. It is basically asphaltting the front area in front of the buildings and providing enough asphalt area where cars could come in and park on the asphalt and the other would be compacted gravel.

Member Miller made the motion to approve the request as submitted. The motion was seconded by Member Nicholson and passed unanimously.

Adjourned.

Chairman Blake Tarpley