

CITY OF SULPHUR SPRINGS
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MEETING MINUTES
JULY 18, 2017
5:30 P.M.

Present: Chairman Brad Burgin, Vice-Chairman Matt Johnson, Board Member, Board Member Kevin Mohl, Board Member Carrie Nuckolls, Board Member Joel Sheffield

Absent: Board Member Kyle Robinson

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Community Dev. Admin. Assistant, Dave Reed, City Engineer

Others: Shirley Charles, John Heilman

CALL MEETING TO ORDER:

Chairman Brad Burgin called the Zoning Board of Adjustments and Appeals Meeting to order at 5:30 P.M.

DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF JUNE 20, 2017.

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of June 20, 2017. Board Member Joel Sheffield moved to approve the meeting minutes of June 20, 2017. Vice-Chairman Matt Johnson seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A VARIANCE REQUEST BY RONNIE AND SHIRLEY CHARLES TO PLACE A BUILDING 5FT. FROM THE PROPERTY LINE ON PROPERTY LOCATED AT 400 MERRELL, BEING FURTHER DESCRIBED AS LOT 10, BLOCK 224 2.

Ronnie and Shirley Charles requested a variance to place a building five feet from the property line and construct a privacy fence. The applicant is seeking to construct a detached 24 foot by 48 foot pole barn on their property located at 400 Merrell Drive. Staff met with the applicant to seek alternative placements of the building, however, due to utility easements that run on the property and floodplain, it appears that the proposed location is the only area of the lot that would allow for a structure to be placed. Board Member Joel Sheffield moved to approve the request. Board Member Kevin Mohl seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST BY JOHN HEILMAN FOR A SPECIAL USE PERMIT TO CONSTRUCT A WASTE WATER TREATMENT PLANT FOR SAPUTO DAIRY FOOD, USA.

John Heilman requested a Special Use Permit for property located at 1100 S. Como Street, being further described as Lot 982, Block 48 6 9, Addition: Industrial Park. The property owner is

requesting a Special Use Permit per Article 20 to construct a waste water pre-treatment plant for Saputo to serve future development of the food processing establishment. Staff recommends approval with the following conditions:

1. That the applicant provide a site plan that demonstrates that the proposed structures be located at least 25 feet from the front setback along with general parking and circulation of the site prior to issuance of the building permit that meets ordinance standards.
2. That the proposed waste-water plant provide engineered drawings and technical specifications sufficient to ensure that the waste disposed into the public sewer system meets City standards as specified in the letter dated July 7th from Robert Lee.
3. That adequate security or fencing be provided to prevent unauthorized access to the wastewater treatment facility be provided.
4. The proposed wastewater treatment facility shall operate to ensure that the use will protect the public safety, health, convenience, comfort, prosperity or general welfare and shall not become a nuisance that creates smell or odors that injures adjacent property owners from reasonable use of their property.
5. Non-compliance with these conditions shall be grounds for revocation of the Special Use Permit.

Board Member Kevin Mohl moved to approve the request. Board Member Carrie Nuckolls seconded. Motion carried, all voting aye.

ADJOURN:

With no further business the meeting was adjourned at 5:43 P.M.