

**BOARD OF ADJUSTMENT**  
**MINUTES**  
**June 1, 2010**

The Russellville Board of Adjustment met in a Special Called Meeting, Tuesday, June 1, 2010, at 5:00 p.m. in the Conference Room at Public Works.

**Members Present** included Chairman Blake Tarpley, Jimmy Sims, Dusty Bonds, Jimmy Davenport and Aldona Standridge.

**Visitors and Officials** present included Richard Setian, Brian Holstein, David Harris, and Scott Van Horn.

**WELCOME VISITORS**

**First Order of Business** was to review minutes of the July 27, 2009 Regular Meeting. Mr. Bonds made the motion to approve the minutes as written. The motion was seconded by Mr. Sims and passed unanimously.

**Second Order of Business** was a Public Hearing on the proposed addition of a 2,400sf cooler facility at Sugar Creek Foods, 221 North El Paso. The applicant is requesting approval for a variance of 24' to allow a 1' front yard setback on North El Paso, and a variance of 9' to allow a 1' side yard setback on 'C' Street.

Mr. VanHorn explained that a freight elevator in his main building that inspectors had approved multiple times, failed to pass an inspection by a new inspector. Sugar Creek was given 30 days to make repairs or shut down. The repair estimate was \$90,000.00. Mr. Van Horn stated that plans were already underway to stop using the 1,600sf storage area served by the elevator in question, and replace it with a new larger facility. He needs to move as quickly as possible to have the new facility in place before the state inspector's 30 day grace period expires.

The 2,400sf cooler will be on the SW corner of El Paso and 'C', in the area that is now a storage yard surrounded by a chain link fence. It will be no closer to ROW than present fence. Visibility will improve because employee parking near corner will be removed. Existing loading dock on west side of the building will continue to be used. Nearby buildings, including Sugar Creek's main building and the old Dr. Pepper building, are built right to, or very close to, the ROW. The exterior of the cooler will match the existing cooler just to the south of the proposed site.

Approval motion by Mr. Sims was seconded by Mr. Davenport and passed 5-0.

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Blake Tarpley, Chairman