

BOARD OF ADJUSTMENTS MEETING
December 12, 2016
MINUTES

I. Call the meeting to order.

The meeting was called to order at 6:00 p.m. by Chairman Michael Just. Board Members present: Tracy Long, Michael Just, Mike Francesco, Frank Truitt, and Diane Brady. Alternate Member present: Michael Gabby. City of Ingleside staff present: Code Enforcement Officer Carey Dietrich, and Administrative Assistant Cassandra Duvall.

II. Consideration and action of the Minutes of the Board of Adjustment Meeting of May 9, 2016.

Board member Tracy Long motioned to approve the Minutes of the Board of Adjustment Meeting of May 9, 2016 which was seconded by Board member Diane Brady. The motion passed unanimously.

III. Other Business

(A) Public hearing to give all interested parties & citizens an opportunity to be heard concerning a variance request filed by Valley Bell Enterprises, to allow them to install and maintain a drive through menu board 46 square feet in area and 6'3" in height Section 78-402(11), at Lot 1 Mustang Place Subdivision & Lot 9 Tract 3 Downtown Ingleside Subdivision.

Chairman Michael Just opened the Public Hearing at 6:02 p.m.

Speaking For: Tom Harrison, representing Valley Bell Enterprises for Michael Stansberry, spoke in favor of the variance request. Mr. Harrison stated the menu board sign is the standard size for the Taco Bell franchise and making it smaller would not allow them to put up the full menu at the drive thru. If all goes according to plan Valley Bell Enterprises should close on the property in February, construction in the spring and will plan on opening the summer of 2017.

Speaking Against: There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Michael Just closed the public hearing at 6:13 p.m.

(B) Consideration and possible action on (A) above.

Board member Tracy Long made a motion to approve the variance request with an amendment that the sign is actually 7'3" in height, which was seconded by Board member Frank Truitt. After a short discussion, the motion passed unanimously.

(C) Discussion and possible action concerning recommendations for member appointments.

Chairman Michael Just made a motion to recommend to City Council to put Connor Brown for Place #1, move Michael Gabby from Alternate Place #7 to Place #2, reappoint Michael Francesco for Place #3, replace Alternate Place #6 Martha Habluetzel, which has chosen not to serve a second term, with Alternate Place #8 Johnny Shouse, leaving vacancies on Alternate #7, #8, & #9 which was seconded by Board member Diane Brady. The motion was passed unanimously.

(D) Discussion of educational training for Board of Adjustment Members.

Administrative Assistant Cassandra Duvall informed the Board that our Building Official John Davis had recently attended a seminar that he thought was very informative and wanted to share the information he received with them.

IV. Comments from the Public

There were no comments from the Public.

V. Reports from Board of Adjustments members.

There were no reports from the Board of Adjustment members.

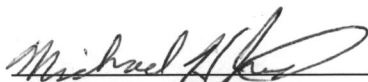
VI. Reports from Staff.

There were no reports from the Staff.

VII. Adjournment

The meeting was adjourned at 6:22 p.m.

APPROVED:


Chairman, Michael Just

ATTEST:


Code Enforcement Officer, Carey Dietrich