

The Board of Adjustments met on May 11, 2022, in the Council Chambers at Cleveland City Hall, 907 E. Houston St., Cleveland, Texas.

MEMBERS PRESENT: Marvin Futrell, John Menefee, Sonya Driver, Jim Plumlee, Archie Phillips

MEMBERS ABSENT: Ken Butler

EMPLOYEES: Angela Smith, Jennifer Jeude, Ida Rodriguez, Lindsay Carr, Stacy Williams, Mike Kirkwood, David Olson – City Attorney

ATTENDEES: Scott Lambert, Wende Pinson, Fred Terrell

Board Chair Sonya Driver called the Board of Adjustments meeting to order at 9:30 a.m. and did a roll call of the boardmembers, which showed that there was a quorum. Boardmember Archie Phillips gave the invocation. Everyone recited the pledge to the U.S. and Texas flags.

Invocation, Pledge, and Roll Call

1. Public Comments

Scott Lambert spoke on the zoning action for the RV Park.

Fred Terrell spoke on zoning committee.

Discussion and Action by the Board

2. Consideration and action on approval of minutes from November 9, 2021 and December 6, 2021 and Feb 23, 2022, board meetings.

Boardmember Futrell made a motion to approve the minutes as presented with a second by Boardmember Plumlee. All members present voted "AYE". Motion carried.

3. Discussion and possible action on variance request by Billy & Wende Pinson (owner) for location listed as 1651 Hwy 59 N Bypass, Cleveland TX, Stimac Mat, Lot TR 28, Acres 2.5, for several variance requests regarding Section 74 Recreational Vehicle Parks ordinance. Property was approved for a Specific Use Permit for zone GC-General Commercial

Applicant Wende Pinson spoke on her request. They are requesting 2.5 acres variance instead of the required 3 acres as that is all the land that they have available. They are also asking for asphalt road material instead of concrete and a change in space from 30x65 to 30x45.

Discussion occurred on requests.

Boardmember Futrell made a motion to deny variance on lot size but approve variance for 2.5 acres with a second by Boardmember Menefee. Motion failed 3-1.

Boardmember Phillips made a motion to approve all variance requests in their entirety with a second by Boardmember Menefee. Motion failed 3-1.

Boardmember Phillips made a motion to approve the variance for 2.5 acres instead of 3 acres with a second by Boardmember Menefee. Motion passed 4-1.

4. **Discussion and possible action on variance request by TNP Inc (agent) for Cleveland ISD (owner) for location listed as Highway 321, James McCoy, Tract 50, Acres 12 for a height variance to allow a maximum of 45' instead of 35' for new Cleveland ISD admin building. Property is now all zoned GC – General Commercial**

This will be a sloped roof over main spine of building so they need a variance for 45'. Fire Chief Anderson has no issues with this request as their new ladder truck will reach it.

Boardmember Menefee made a motion to approve the variance request for 45' instead of 35' with a second by Boardmember Phillips. All members present voted "AYE". Motion carried.

5. **Adjourn.**

Boardmember Menefee made a motion to adjourn with a second from Boardmember Phillips. Meeting adjourned at 10:15 a.m.

PASSED AND APPROVED this 29th day of June 2022.

ATTEST.



Angela Smith, TRMC, City Secretary



Board Chair Sonya Driver