

**VAN BUREN PLANNING COMMISSION
MEETING HELD
MARCH 1, 2005**

The Van Buren Planning Commission held their monthly meeting Tuesday, March 1, 2005 at 7:00 P.M. in the City Council Room at the Van Buren Municipal Complex.

MEMBERS PRESENT: **BOB FREEMAN, CHAIRMAN
PHILIP BAGBY, VICE-CHAIRMAN
LYN BROWN
MIKE BURGESS
DORVAN WILEY
MARK EVANS
SUE MOORE
FRANK NEWMAN**

MEMBERS ABSENT: **ANDY DIBBLE**

OTHERS PRESENT: **CAMI BROWN, REC. SECRETARY
DAVID MARTIN
BRAD BALDWIN
RONNIE HAWKINS, H.W.E.I.
LARRY YANCEY, H.W.E.I.
BUDDY LOYD
BOB BORDELON**

The following items were on the agenda:

PLANNING COMMISSION CONVENES:

- 1. Minutes**
- 2. Forest Oaks Subdivision represented by Joel Johnson.**
- 3. Final Plat Legacy Park Phase I
Lots 1 through 86
Represented by Hawkins-Weir Engineers, Inc.
Developers are Kevin Lipe and James Garner**
- 4. Any other business that comes before the Planning Commission.**

PLANNING COMMISSION CONVENES

Chairman Bob Freeman called the meeting to order and stated the first item on the agenda was approval of the minutes from the February 1, 2005 meeting. Lyn Brown made a motion to accept the minutes as written. The motion was seconded by Philip Bagby, and motion carried with a unanimous vote.

The next item on the agenda was Forest Oaks Subdivision represented by Joel Johnson. Joel Johnson was not present therefore this item was scratched.

Next item on the agenda was Final Plat Legacy Park Phase I, Lots 1 through 86, represented by Larry Yancey of Hawkins-Weir Engineers, Inc., developers Kevin Lipe and James Garner. Mr. Yancey stated that all comments from the utility companies had been addressed, and the only item withstanding is getting the addresses from WAPDD, and those have been submitted. Bob Freeman asked David Martin and Brad Baldwin if they had any comments, to which both replied no. Sue Moore made a motion to approve. Frank Newman seconded the motion. The motion was approved with the exception of Philip Bagby, who officially abstained from the vote.

The next item on the agenda was any other business that comes before the Planning Commission. The Commission addressed a memorandum from Brad Baldwin, RE: Processing Final Plats and Addressing. First issue discussed was addressing on plats. After discussion the decision was made to leave the process as it is now.

Next item addressed was the Processing of Final Plats. Bob Freeman stated that this was not about the passing of a plat, but about the control of a plat when the final plat is submitted. Once a plat passes City Council it will be filed as is. Dorvan Wiley asked what action the Commission needs to take. Bob Freeman stated the Commission should draft a policy of the new process. The process would be that the plat comes to City Council with the \$12.00 fee, signed by the allotters. Once the City Council approves the plat, the City will go and file that plat so there is no chance of it not being filed, or any changes being made from what the City Council approves. Approval was made for a letter to be drafted and sent out describing the procedure that will be used in processing final plats.

Next item up under other business was digital images. Bob Freeman stated that the City now has a scanner capable of scanning all the plats. Those plats scanned in will be in an electronic format, and will be accessible through the website. This will also reduce the amount of paper, as plats will be stored on CD. At this time it was approved to go forth with this process, see what issues come up and go from there.

Next item under other business was an ordinance to protect the streets of the City. Brad Baldwin stated that the Mayor asked for the Commission to look into this again, as the damage to the city streets is so costly. After a discussion by the Commission, Bob Freeman stated that he would like to set up a meeting to discuss this matter with Brad Baldwin, City Engineer, Don Mullens, Street Superintendent,

and the Chief of Police, Kenny Bell to get input from all sides before making any decisions on this matter.

Next item in front of the Commission was Industrial Park Island, an area that needs to be zoned. After some discussion, Philip Bagby stated he felt the Commission needed to give notice to residents in this area and give them the opportunity to voice their opinion on this matter. Lyn Brown agreed with this suggestion. Dorvan Wiley stated that he, too, agreed with this suggestion. The suggestion of an R-5 Zoning was discussed, as this is the least restricted of residential zonings. The Commission agreed to get a letter together informing all parcel owners of Public Hearing on designation of zoning of this area.

With no further business, a motion was made to adjourn, motion was seconded by Dorvan Wiley, and motion carried with a unanimous vote.

Bob Freeman, Chairman

Cami Brown, Recording Secretary