

**VAN BUREN PLANNING COMMISSION  
MEETING  
HELD ON FEBRUARY 1, 2005**

**The Van Buren Planning Commission met in regular session on Tuesday evening, February 1, 2005, at 7 P.M. in the Council Room of the Municipal Complex in Van Buren, Arkansas.**

**MEMBERS PRESENT:**           **Bob Freeman, Chairman  
Philip Bagby, Vice Chairman  
Cami Brown, Rec. Secretary  
Andy Dibble  
Frank Newman  
Sue Moore  
Mark Evans  
Mike Burgess  
Lyn Brown**

**MEMBERS ABSENT:**           **Dorvan Wiley**

**ALSO PRESENT:**           **Derek Barlow  
Jimmy Bell  
Earl Robinson  
Ivan Hoffman  
David Martin  
Brad Baldwin**

**The following items were on the agenda:**

**PLANNING COMMISSION CONVENES:**

- 1. Public Hearing a Corrective Plat – The Scott Farm pages 1 & 2 of the Major Subdivision. This plat changes the street and drainage right-of-ways from public to private. Presented by Hoffman-Prieur and Assoc.**

**PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES**

2. Variance request, Corrective Plat – The Scott Farm pages 1& 2 of the Subdivision, for variance from dedicated public street right-of-way associated drainage systems to private street right-of-way, private streets and private associated drainage systems.

**BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES**

3. Approval of Corrective Platt– the Scott Farm pages 1 & 2 of the Major Subdivision. Presented by Hoffman-Prieur and Assoc.
4. Any other business that comes before the Commission.

**PLANNING COMMISSION CONVENES**

Chairman Bob Freeman called the meeting to order and stated the first item was not on the agenda, and that would be the approval of minutes from the January meeting. Philip Bagby made a motion to approve, Sue Moore seconded the motion, all members present voted unanimously to approve.

The next item on the agenda was Public Hearing on Corrective Plat – the Scott Farm pages 1 & 2 of the major Subdivision. This plat changes the street and drainage right-of-ways from public to private. Presented by Hoffman-Prieur and Assoc. along with Atty. Derek Barlow of Gant and Barlow LLP. Bob Freeman asked if there was any public input. Mr. Barlow stated that they ran Public Notice for the consideration of the public abandonment of the dedication of Scott Farm. Philip Bagby stated Planning Commission did not have the authority to do abandonment, but did have the authority to do a Corrective Plat. Frank Newman stated City Council has to abandon it, to which Philip Bagby stated that was correct. Bob Freeman stated that this was a Public Hearing and it was opened up for anyone who wanted to make any comments. Derek Barlow also stated that there would be a hearing on the County side of this issue the morning of February 2, 2005, to cover this issue there, also. Mr. Barlow explained this abandonment was being requested, along with a variance request, due to the fact that Scott Farm is a gated community and it would not work to have publicly dedicated streets behind a gated community. Bob Freeman stated the floor was open and asked if anyone had any comments on this issue. Jimmy Bell, S.F.D.C., stated all the property owners of Scott Farm authorized him to speak on their behalf, and they were all in favor of this abandonment. Philip Bagby asked if there was anyone present who wanted to speak against the abandonment. There was no one present that had anything to say in

opposition of the Corrective Plat – the Scott Farm. Public hearing was closed on this issue at this time.

**PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES**

The next item on the agenda was a variance request for a Corrective Plat – The Scott Farm pages 1 & 2 of the Subdivision, for variance from dedicated public street right-of-way associated drainage systems to private street right-of-way, private streets and private associated drainage systems. After brief discussion and resolution of procedural concerns raised by Commission, Lyn Brown made a motion to approve, Andy Dibble seconded the motion. The motion passed, with Mark Evans abstaining from voting.

**BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES**

The next item on the agenda was Approval of Corrective Plat – The Scott Farm pages 1 & 2 of the Major Subdivision. Presented by Hoffman-Prieur and Assoc. Ivan Hoffman explained to the Commission the Corrective Plat does away with the public right-of-way and plats the street area into a single street lot to be dedicated to the Homeowners Association. A motion was made by Philip Bagby to approve. The motion was seconded by Mike Burgess. The motion was carried with all in favor with Mark Evans abstaining from the vote.

The last item on the agenda was any other business that comes before the Commission. Brad Baldwin, Engineer for the City of Van Buren, asked the Commission if staff needed to be working on the island in Industrial Park that was recently annexed into the city limits, as the property has not yet been zoned. Bob Freeman stated yes, and suggested using the map that was obtained from the county to study to make determination of commercial and residential areas. Mr. Freeman asked that staff come back to the Planning Commission with recommendations. A motion was made by Philip Bagby to adjourn. Motion was seconded and carried with a unanimous vote.

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Bob Freeman, Chairman

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Cami Brown, Secretary