

**VAN BUREN PLANNING COMMISSION
MEETING
HELD ON JANUARY 4, 2005**

The Van Buren Planning Commission met in regular session on Tuesday evening, January 4, 2005, at 7:00 P.M. in the Council Room of the Municipal Complex in Van Buren, Arkansas.

MEMBERS PRESENT: Philip Bagby, Vice Chair
Sue Moore
Frank Newman
Lyn Brown
Dorvan Wiley
Mark Evans

MEMBERS ABSENT: Bob Freeman, Chairman
Mike Burgess
Andy Dibble

ALSO PRESENT: Al Prieur
Ron Brixey
Bobby Stites
Jimmy Bell
David Martin

The following items were on the agenda:

- 1. Minutes**

**PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES**

- 2. Public hearing on a variance request by Paul and Billy Schriver represented by Jimmy G. Bell and Janice Riggs to change the front yard setback from the required 25 feet to 23.3 feet on property located at the following addressed as 1823 Heritage Drive.**
- 3. Public hearing on a variance request by Ronald Brixey representing Hassan and Suzanne Masri in order to change setbacks in Green Meadows Addition, lots 2 through 13, lots 20, 22, 23, 25 and lots 26 through 28.**

**BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION CONVENES**

- 4. Any other business that comes from before the Commission.**

Vice-Chairman Philip Bagby called the meeting to order and addressed the first item on the agenda, the minutes from meetings in March, July, August, September, November, and December 2004. A motion was made by Frank Newman to accept the minutes as is, motion was seconded by Sue Moore, and all voted to accept, with the exception of Lyn Brown, who has only been on the Planning Commission since November 2004. Mark Evans pointed out the date at the bottom of the minutes for the month of March 2, 2004, needs to be corrected. Philip Bagby duly noted this, and the motion was carried.

**PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES**

The next item on the agenda was a Public Hearing on a variance request by Paul and Billy Schriver represented by Jimmy G. Bell and Janice Riggs to change the front yard setback from the required 25 feet to 23.3 feet on property located at the following addressed as 1823 Heritage Drive. Jimmy Bell pointed out that on the Southeast corner of the existing residence is at 23.4 feet of the property line, which is an encroachment of approximately 1.6 feet. The Schrivens' are asking for a variance of 23.3 feet, to avoid problems with surveys done in the future. Mark Evans made a motion to approve, the motion being seconded by Lyn Brown. The motion carried with a unanimous vote.

Next on the agenda was a Public Hearing on a variance request by Ronald Brixey representing Hassan & Suzanne Masri in order to change setbacks in Green Meadows Addition, lots 2 through 13, lots 20, 22, 23, 25 and lots 26 through 28. David Martin stated that these lots were constructed to meet R3 Standards, and they need to adjust front yard setbacks and lot area to meet R-2 Standards. City Attorney Candice Beshears was consulted on this, and the easiest way to do this was to do a mass variance and take care of this all at once. A motion to approve was made by Sue Moore and seconded by Lyn Brown. The motion carried with a unanimous vote.

**BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION RECONVENES**

Next item on the agenda was a Public Hearing on a variance request by Bobby and Elizabeth Stites to change the rear yard setback from 20 feet to 2.27 feet and to extend the proposed garage they want to build into the alley 4.84 feet on property they own at 715 North 17th Street. This item was tabled last month, and the Commission requested Mr. Stites to bring in paperwork showing that the alley had been abandoned. This he provided. Frank Newman made a motion to approve, which was seconded by Sue Moore. The motion was approved, 5 to 1, with Mark Evans opposing.

With no more business, a motion was made and seconded to adjourn. The motion carried unanimously.

Bob Freeman, Chairman

Cami Brown, Recording Secretary