

**PLANNING COMMISSION MEETING MINUTES
AUGUST 2, 2005**

The Planning Commission held its monthly meeting Tuesday, August 2, 2005 at 7:00 P.M. in the City Council Room at the Municipal Complex.

MEMBERS PRESENT:

- Bob Freeman, Chairman**
- Philip Bagby, Vice-Chairman**
- Lyn Brown**
- Dorvan Wiley**
- Mark Evans**
- Mike Burgess**
- Sue Moore**
- Frank Newman**
- Andy Dibble**

OTHERS PRESENT:

- Cami Brown, Recording Sec.**
- David Martin, Chief Bldg. Inspector**
- Brad Baldwin, City Engineer**
- Marilyn Thomas**
- Lou Ann Titsworth**
- R.C. Titsworth**
- Linda Gann**
- Mary Mondier**
- Curtis Jones**
- Gordon Kyle**
- Sherry Kyle**
- Larry Yancey**
- Ivan Hoffman**
- Jerry McClure**

The following items were on the agenda:

Planning Commission Convenes:

1. **Approval of the minutes of the last meeting**

Planning Commission Adjourns

Board of Adjustments Convenes:

2. **Variance request by George W. Worcester represented by Marilyn Thomas to change the side yard setback from the required 7.5 feet to 2.5 feet on the East side and from the required 20 feet to 15 feet on the North**

side of the property located at 1811 Baldwin Street, Van Buren, Arkansas.

3. **Rezone request by Gordon and Sherry Kyle for property located at 2711 Oak Lane, Van Buren, Arkansas, to change zoning from R-2 to C-2.**
4. **Rezone request by Joe R. and Rebecca A. Jones, represented by Hawkins-Weir Engineers, to change zoning from R-1 to R-3 for property located at Lots 4, 5, and 6 Grandview Addition, McKibbon Street, Van Buren, Arkansas.**
5. **Rezone request by Mr. Thomas L. Craft, Jr., represented by Hoffman-Prieur & Associates, to change zoning from R-1 to R-3 for property located at 203 Prospect Ave., Van Buren, Arkansas.**
6. **Rezone request by Jerry and Mary Lou McClure, represented by Hawkins-Weir Engineers, to change zoning from C-2 to R-1 for property located at 3210 Highway 59 North, McClure Addition, Van Buren, Arkansas.**

**Board of Adjustments Adjourns
Planning Commission Convenes:**

7. **Final Plat, McClure Addition, Lot 2, owners Jerry and Mary Lou McClure, represented by Hawkins-Weir Engineers.**
8. **Any other business that comes before the Planning Commission.**

First item on the agenda was the approval of the minutes from the last Planning Commission meeting. Lyn Brown made a motion to approve, Philip Bagby seconded the motion, and the motion carried with a unanimous decision.

Next was a Variance Request by George W. Worcester, represented by Marilyn Thomas, to change the side yard setback from the required 7.5 feet to 2.5 feet on the East side and from the required 20 feet to 15 feet on the North side of the property located at 1811 Baldwin Street, Van Buren, Arkansas. A motion was made by Dorvan Wiley to approve, motion seconded by Lyn Brown, and the motion carried, with two votes, one by Commissioner Andy Dibble and one by Commissioner Frank Newman, against, with the remainder of the Commission voting to approve the Variance request.

Next on the agenda was a rezone request by Gordon and Sherry Kyle for property located at 2711 Oak Lane, Van Buren, Arkansas, to change zoning from R-2 to C-2. After some discussion, a motion was made by Lyn Brown to approve, motion being seconded by Sue Moore, and motion carried a unanimous vote.

The next item was a rezone request by Joe R. and Rebecca A. Jones, represented by Hawkins-Weir Engineers, to change zoning from R-1 to R-3 for property located at Lots 4, 5, and 6 Grandview Addition, McKibbon Street, Van Buren, Arkansas. A motion was made by Dorvan Wiley to approve the rezone, seconded by Andy Dibble, and the motion carried a unanimous vote.

Thomas L. Craft, Jr., represented by Hoffman-Prieur & Associates, requested a rezone of property located at 203 Prospect Ave., Van Buren, Arkansas, from R-1 to R-3. This rezone request was opposed by several property owners located in the same area, including a Ms. Judy Burnett, who was not able to attend the meeting, but did send a letter stating her wishes to let the Commissioners know she, too, was opposed to the rezone from R-1 to R-3 for the said property. After some discussion, a motion was made by Andy Dibble to reject the request to rezone from R-1 to R-3, with the understanding this rezone request could be appealed to the City Council, and would have the support of the Planning Commission to rezone the property from R-1 to R-2. This motion was seconded by Frank Newman, and passed with a unanimous vote.

Next item in front of the Commission was rezone request by Jerry and Mary Lou McClure, represented by Hawkins-Weir Engineers, to change zoning from C-2 to R-1 for property located at 3210 Hwy. 59 North Van Buren, Arkansas. A motion was made by Frank Newman to approve the request, seconded by Andy Dibble and carried a unanimous vote.

**Board of Adjustments Adjourns
Planning Commission Convenes:**

Next was Final Plat, McClure Addition, Lot 2, owners Jerry and Mary Lou McClure, represented by Hawkins-Weir Engineers. A motion was made by Philip Bagby to approve, seconded by Bob Freeman, and was approved with a unanimous vote.

Under any other business, City Engineer brought it to the attention of the Planning Commission that City Council would like the issue of a truck weight ordinance to comply with street standards to be looked into in the near future.

With no other business meeting was adjourned by Chairman Bob Freeman.

Bob Freeman, Chairman

Cami L. Brown, Rec. Secretary

