

PLANNING COMMISSION MEETING  
DECEMBER 6, 2005

The Planning Commission held its monthly meeting Tuesday, December 6, 2005 at 7:00 P.M., in the City Council Room at the Municipal Complex.

MEMBERS PRESENT:

Bob Freeman, Chairman  
Lyn Brown  
Dorvan Wiley  
Mark Evans  
Sue Moore  
Andrew Dibble

MEMBERS ABSENT:

Philip Bagby, Vice-Chairman  
Frank Newman  
Mike Burgess

OTHERS PRESENT:

David Martin, Bldg. Dept.  
Brad Baldwin, City Engineer  
Cami Brown, Rec. Secretary  
Al Prieur, Hoffman-Prieur & Assoc.  
Rick Mooney  
Larry Yancey, Hawkins-Weir & Assoc.  
Arlis Smith

The following items were on the agenda:

Planning Commission convenes:

1. Approval of the minutes from the last meeting
2. Final Plat, The Plaza, owner John Rupe, represented by Hawkins-Weir and Associates

Planning Commission adjourns

Board of Adjustments convenes:

3. Rezone request by First Assembly of God Church of Van Buren, Represented by Hoffman-Prieur & Associates, Inc., to rezone from C-2 and R-1 to an R-3 classification property located at 1012 Fayetteville Road

4. Variance request by First Assembly of God Church of Van Buren, Represented by Hoffman-Prieur & Associates, Inc., from 2 stories to 3 stories and from a height of 35 feet to 60 feet at 1012 Fayetteville Road

Board of Adjustments adjourns  
Planning Commission convenes:

5. Any other business that comes before the Commission

Planning Commission convenes:

Chairman Bob Freeman called the meeting to order. First item in front of the Commission was approval of the minutes from the last meeting. Lyn Brown made a motion to approve minutes as written, with Andrew Dibble giving a second to the motion. The motion carried with a unanimous decision.

Next item in front of the Commission was Final Plat, The Plaza, owner John Rupe, represented by Larry Yancey of Hawkins-Weir and Associates, Inc. After some discussion, a motion to approve the plat and recommend on to City Council was made by Lyn Brown. This motion was seconded by Dorvan Wiley, and the motion carried a unanimous vote.

Planning commission adjourns  
Board of Adjustments convenes:

Next item up was a rezone request by First Assembly of God Church of Van Buren, represented by Al Prieur of Hoffman, Prieur & Associates, Inc., to rezone property located at 1012 Fayetteville Road from C-2 and R-1 to an R-3 classification. After some discussion Dorvan Wiley made a motion to approve and recommend on to City Council. Sue Moore gave this motion a second, and the motion carried with a unanimous decision.

Next came a variance request for the same property, 1012 Fayetteville Road, by First Assembly of God Church, represented by Al Prieur of Hoffman, Prieur & Associates, from 2 stories to 3 stories and from a height of 35 feet to 60 feet at this address. Lyn Brown made a motion to approve, Andrew Dibble seconded the motion, and the motion passed, with Mark Evans abstaining from the vote.

NOTED: on this property was a memo from Brad Baldwin, City Engineer, that it was discovered that the property hasn't been platted. Additionally, the adjacent property where the church is located isn't platted either. To correct these problems, First Assembly understands that this property must be platted before

they can receive a building permit for the project. Neither the proposed rezoning nor the building height variance should impact the subdivision process.

Last item discussed by the Planning Commission was a copy of a proposed City Ordinance handed out to the Commission members addressing a system for assigning address numbers within the City of Van Buren, Arkansas. This was given to Planning Commission members to review. Bob Freeman commented the proposed ordinance will need some revisions by the City Attorney before a Public Hearing is held. A copy of this proposed ordinance will be provided to the City Council for them to review, also.

With no other business, this meeting was adjourned.

---

Bob Freeman, Chairman

---

Cami L. Brown, Rec. Sec.