

**PLANNING COMMISSION MEETING MINUTES  
JULY 5, 2005**

**The Van Buren Planning Commission held its monthly meeting July 5, 2005 at 7:00 P.M. in the City Council Room at the Van Buren Municipal Complex .**

**MEMBERS PRESENT:**                    **PHILIP BAGBY, CO-CHAIRMAN  
MARK EVANS  
MIKE BURGESS  
LYN BROWN  
ANDY DIBBLE**

**MEMBERS ABSENT:**                    **BOB FREEMAN, CHAIRMAN  
SUE MOORE  
DORVAN WILEY  
FRANK NEWMAN**

**OTHERS PRESENT:**                    **CAMI BROWN, REC. SEC.  
DAVID MARTIN, BLDG. DEPT.  
CHAD BRIXEY, BRIXEY ENG.  
KEITH KESTNER, SLS  
BITSY TURNER, SWTR  
JIMMY BELL, JBREC  
TIM MAYS, BUILDER  
RICKY HILL, SLS  
TAMMY CAUGHERN, TNT INC.  
RAY CAUGHERN, TNT INC.  
TOM FITE, OWNER/DEV.**

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

**Planning Commission convenes:**

- 1.     Approval of the minutes of the last meeting.**
- 2.     Preliminary Plat for Beverly Hills Estates II**

**Tom Fite owner, represented by Keith W. Kestner,  
Satterfield Land Surveyors.**

- 3. Final Plat on Oliver Springs Heights Phase IV,  
Owner/Developer Oliver Springs Development, LLC,  
Represented by Brixey Engineering and Land Surveying,  
Inc.**

**Planning Commission adjourns,  
Board of Adjustment Convenes:**

- 4. Variance request by Jorge and Maria Lopez represented by  
Jimmy Bell Real Estate and Tim Mays Home builder to  
change the front yard building setback from 20 feet to 19.7  
feet on property located at the following: Lot 29,  
Northridge Phase VII, 500 Crystal View, Van Buren, AR**
- 5. Variance request by Tim Lemonier representing Glen Sears  
To change the backyard setback from the required 20 feet  
to 11 feet in order to build a storage building in the  
backyard. Property is located to the following: Lot 6, and  
the South half of Lot 7 of block B, Oak Addition, 313 North  
20<sup>th</sup> St., Van Buren, AR.**
- 6. Any other business that comes before the Commission.**

**Co-chairman Philip Bagby called the meeting to order at 7:20 P.M.**

**The first item up was the approval of the minutes from the last Planning  
Commission. Co-chairman Philip Bagby asked if anyone had any  
comments. Commissioner Lyn Brown made a motion to approve the  
minutes as they were written, which was seconded by Mark Evans, and  
the motion carried a unanimous vote.**

**Next item before the Commission was Beverly Hills II Phase I  
Preliminary Plat, owner Tom Fite, represented by Keith Kestner of  
Satterfield Land Surveyors. Three preliminary plats were in front of  
the Commission, and after discussion, the third plat, which omitted two  
lots that were on the original preliminary plat and cut off a road at the**

end on lots 29-33 and 17-21, was the plat Commission took under consideration. A motion was made by Lyn Brown to approve the plat, motion seconded by Mike Burgess, and motion was carried with a unanimous decision.

Next item for review by the Commission was final plat, Oliver Springs Heights Phase IV, represented by Chad Brixey of Brixey Engineering and Land Surveying, Inc. After discussion, and with the understanding that a drainage easement in Phase III is to be filed and taken care of as requested by the utilities board, a motion was made by Andy Dibble to approve this final plat and send to City Council. The motion was seconded by Lyn Brown, and motion was carried with a unanimous decision.

**PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENT CONVENES:**

Variance request by Jorge and Maria Lopez represented by Jimmy Bell Real Estate and Tim Mays Home Builder to change the front yard setback from 20 feet to 19.7 feet on property located at the following: Lot 209, Northridge Phase VII, 500 Crystal View, Van Buren, AR. A motion was made by Lyn Brown to approve, motion seconded by Mark Evans, and the motion carried a unanimous vote.

Next item in front of the Commission was a variance request by Tim Lemonier representing Glen Sears to change the backyard setback from the required 20 feet to 11 feet in order to build storage building in the backyard. Property located at Lot 6, and the South half of Lot 7 of Block B, Oak Addition, 313 North 20<sup>th</sup>, Van Buren, AR. After some discussion, Lyn Brown made a motion to approve the variance as requested, motion was seconded by Andy Dibble, and the motion carried with a unanimous vote.

At this time, Co-chairman Philip Bagby asked if there was any other business to come before the Commission, to which there was no reply. Andy Dibble made a motion to adjourn, Mike Burgess seconded the motion and the motion carried with a unanimous vote.

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**PHILIP BAGBY, CO-CHAIR**

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**CAMI BROWN, REC. SEC.**

