

PLANNING COMMISSION MEETING MINUTES
NOVEMBER 1, 2005

The Van Buren Planning Commission held its monthly meeting Tuesday, November 1, 2005, at 7:00 P.M. in the City Council Room at the Van Buren Municipal Complex.

MEMBERS PRESENT: Bob Freeman, Chairman
 Philip Bagby, Co-Chair
 Lyn Brown
 Mike Burgess
 Dorvan Wiley
 Mark Evans
 Sue Moore
 Andy Dibble

MEMBERS ABSENT: Frank Newman

OTHERS PRESENT: Cami Brown, Recording Secretary
 Candice Settle-Beshears, City Atty.
 David Martin, Chief Bldg. Inspector
 James Griffin, Fire Marshal
 Brad Baldwin, City Engineer
 Stanley Clark, VBFD
 Ricky Hill, Satterfield Land Surveyors
 Rick Mooney
 Lillie Aguilar
 Jenny Guinn
 Jim Dibble
 Linda Dibble
 Al Preiur, Hoffman-Preiur & Assoc.
 Larry Yancey, Hawkins-Weir Engineers
 Betsy Turner
 Gene Sorrells
 Tom Ahlert
 Steven Keedy

The following items were on the agenda:

PLANNING COMMISSION CONVENES:

1. Approval of Minutes of the last meeting

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

2. Rezone request for property located at 711 Jefferson Street, Lot 4, North Easterly 7' of Lot 3, Block 29, original town of Van Buren, Arkansas. The co-owners, Lillie Aguilar and Jenny Guinn, are requesting a re-zone from C-1 classification to an R-2 classification.

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION CONVENES:

3. Final Plat Beverly Hills Estates II Phase I, Lots 17-21 and 29-33, owner Tom Fite, represented by Ricky Hill of Satterfield Land Surveyors
4. Preliminary Plat for John Rupe Project, The Plaza, represented by Bret Peters of Hawkins-Weir Engineers, Inc.
5. Request for direction on the rezoning of a partial of land owned by the First Assembly of God Church in Van Buren, Arkansas. The church is represented by Al Prieur of Hoffman-Prieur and Associates, Inc.
6. Public Hearing on proposed ordinance for a firing range within the city limits of Van Buren, Arkansas
7. Discussion on recommendation to City Council for building a sidewalk along Poplar Street from Butterfield Junior High School to King Elementary School
8. Any other business that comes before the Commission

Chairman Bob Freeman called the meeting to order.

PLANNING COMMISSION CONVENES:

First item is the approval of minutes from the last Planning Commission meeting. A motion was made by Lyn Brown to approve minutes. This motion was seconded by Philip Bagby. The motion carried with a unanimous decision.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

Next item was consideration of rezone request for property located at 711 Jefferson Street, Lot 4, North Easterly 7' of Lot 3, Block 29, original town of Van Buren, Arkansas. The co-owners, Lillie Aguilar and Jenny Guinn, were requesting a re-zone from C-1 classification to an R-2 classification, represented by Lillie Aguilar. After review of property location and surroundings, Dorvan Wiley made a motion to approve and recommend to the City Council. Mike Burgess seconded the motion, and motion carried with a unanimous vote.

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION CONVENES:

At this time, Chairman Bob Freeman made some adjustments to the items and to the order of items on the agenda, which was as follows:

Review of Preliminary Plat, Crawford County Industrial Park Phase II, Lots 17A & 18A, owner Gene Sorrells, represented by Ricky Hill, Satterfield Land Surveyors, was inserted after item 4 on agenda, making this plat review item 5 on the agenda. Item 5 was moved to item 7, item 7 to item 8, and item 6 remained as such. Mr. Freeman asked the Commission and citizens in attendance of this meeting if this adjustment to the agenda was satisfactory, to which all parties agreed it was.

Next item for review was Final Plat Beverly Hills Estates II Phase I Lots 17-21 and 29-33, owner Tom Fite, represented by Ricky Hill of Satterfield Land Surveyors. Ricky Hill commented the only issue on this plat was acceptance of the road into the County. Ricky Hill commented this had been done, and a letter on the acceptance of the road by the County was given to Cami Brown showing the County Judge signed off on this matter. Mr. Hill commented that WAPDD decided to omit address on Lot 18 at this time, due to the fact a structure built on that lot could be built to face two different directions, therefore WAPDD will address as this is developed. Dorvan Wiley made a motion to approve this Final Plat, motion was seconded by Andy Dibble, and the motion carried with a unanimous vote.

Preliminary Plat for John Rupe Project, The Plaza, represented by Brett Peters of Hawkins-Weir Engineers, Inc. was the next item before the Planning

Commission. After some discussion, Sue Moore made a motion to approve this plat, which was seconded by Dorvan Wiley. The motion was approved by a unanimous vote.

Next item was a Preliminary Plat, Crawford County Industrial Park Phase II, Lots 17A & 18A, owner Gene Sorrells, represented by Ricky Hill, Satterfield Land Surveyors. After reviewing the easements, and some discussion, a motion was made by Philip Bagby to approve. Mark Evans seconded the motion, which carried with a unanimous vote.

Next item was a Public Hearing for proposed ordinance for firing range in the city limits of Van Buren, Arkansas. This hearing was to review the information discussed at the last Planning Commission meeting, as well as review proposed ordinance presented by Candice Settle-Beshears, City Attorney. The purpose of this ordinance would be to make proper provisions for shooting galleries and for proper control of shooting galleries within the city limits of Van Buren, Arkansas. Proposed ordinance is not restricted to a specific zone, and makes it a conditional use, so that any business that wants to operate a shooting range, shooting gallery, would have to come in and get a conditional use permit, and the City would have the authority to review and keep such a business in compliance with all safety regulations, on all levels, Local, State, and Federal.

Mr. Jim Dibble, citizen of Van Buren, Arkansas, commented that he would welcome such a business to the city, since so many people now own weapons, yet have nowhere to practice using them safely. Mr. Dibble commented it would be good for such a place to exist where people could learn to use guns properly.

After some discussion and adjustments to the proposed ordinance, Mark Evans made a motion to recommend the ordinance on to the City Council. Andy Dibble seconded the motion, and the motion carried with a unanimous vote.

Next item was request for direction on the rezoning of a partial of land owned by the First Assembly of God Church in Van Buren, Arkansas. The First Assembly of God Church was represented by Al Prieur of Hoffman-Prieur and Associates, Inc. This property is presently zoned C-2 and R-1. The church desires to use property to build a retirement home/assisted living/nursing home. It appears that an R-3 zoning would be more appropriate for this facility. After some discussion, the Planning Commission made the suggestion of First Assembly coming back to the Commission next month and request a re-zone to R-3, as well as request for height variance.

Next item was discussion on recommendation to City Council for building for building a sidewalk along Poplar Street from Butterfield Junior High School to

King Elementary School. Bob Freeman stated this is a continuation from a discussion at last month's Planning Commission meeting. The estimated cost of building this sidewalk, as figured by City Engineer Brad Baldwin, would be approximately \$21,000.00. As of 10/28/05, total funds available in Sidewalk Fund was \$52,142.85. A motion was made by Sue Moore to recommend building of this sidewalk to City Council. The motion received a second from Lyn Brown. The motion was carried by a unanimous decision.

Chairman Bob Freeman asked if there was any other business for the Planning Commission. City Attorney Candice Settle-Beshears stated she had a recommendation for the Planning Commission to consider. The City Attorney asked the Planning Commission take into consideration re-visiting the review of the City's Zoning Regulations. At this time, Mike Burgess, Commission member, commented he also had an issue he would like to bring to the Mayor, John Riggs, in an official capacity, which would be a traffic light at 59 Highway, by the former 76 Truck Stop in Van Buren. David Martin commented that this issue was a topic discussed recently with the Mayor. Chairman Bob Freeman stated Candice Settle-Beshears was correct, the Planning Commission should look into Zoning Regulations for the City of Van Buren, and review and update the present regulations.

With no other business before the Planning Commission, this meeting was adjourned.

Bob Freeman, Chairman

Cami Brown, Recording Sec.