

**PLANNING COMMISSION MEETING
DECEMBER 5, 2006**

The Planning Commission held its monthly meeting Tuesday, December 5, 2006 at 7:00 P.M. in the City Council Room at the Municipal Complex. The following items were on the agenda:

1. Preliminary plat for Park Heights Subdivision, developer Edson Development Group, LLC, represented by Ron Brixey of Brixey & Associates, Inc.
2. Preliminary Plat and Final plat for Grace Pointe Subdivision, developer Randy Miller, represented By Ricky Hill of Satterfield Land Surveyors, Inc.
3. Preliminary plat Lots 1-10 and Final plat Lots 1-7 for Legacy Business Park, developer Dr. W.D. Gaither, represented by Larry Yancey of Hawkins-Weir Engineers, Inc.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

4. Rezone request for proposed Woodbridge at Lee Creek Subdivision To change zoning from C-2 to R-3 to allow the development of this property into single-family homes with access to Lee Creek and the Arkansas River, request being submitted by Charles Palmer and Woody Nelson by Hoffman-Prieur & Associates, Inc.

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION CONVENES:

5. Preliminary Plat for Woodbridge at Lee Creek, Lots 1-33, developers Charles Palmer and Woody Nelson, represented by Al Prieur of Hoffman-Prieur and Associates, Inc.
6. Discussion of a Sign Permit application by First Assembly of God Church. The request is for a sign that has a live video card that allows Scrolling messages, and the capability to broadcast live sermons from the building.
7. Discussion of portable offices/buildings per request of David Martin Chief Building Inspector for the City of Van Buren.

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8. Any other business that comes before the Planning Commission.

PRESENT: Bob Freeman, Chairman
Philip Bagby, Co-Chairman
Andy Dibble
Sue Moore
Mark Evans
John Symonds
Lyn Brown
Cami Brown, Rec. Sec.
David Martin, Chief Bldg. Inspector
Brad Baldwin, City Engineer

ABSENT: Frank Newman

OTHERS PRESENT: Al Prieur, Hoffman-Prieur & Associates, Inc.
Mr. & Mrs. W. D. Gaither
Kenneth Fry, Press Argus Courier
Ricky Hill, Satterfield Land Surveyors, Inc.
Marty Shell
Elmo Evans
Ken Wintory
Woody Nelson
Ronnie Hawkins, Hawkins-Weir Engineers

Chairman Bob Freeman called the meeting to order at 7:00 P.M. First order of business was approval of the minutes from the last meeting. Philip Bagby made a motion to approve minutes as written, motion was given a second by John Symonds, and the motion carried a unanimous decision.

Next item for consideration was preliminary plat for Park Heights Subdivision, developer Edson Development Group, LLC, represented by Ron Brixey & Associates, Inc. After some discussion, a motion was made by Philip Bagby to approve the plat, motion was given a second by Andy Dibble, motion carried with seven (7) for and Commissioner Mark Evans abstaining from the vote.

Grace Pointe preliminary plat was the next item for consideration, developer Randy Miller, represented by Ricky Hill of Satterfield Land Surveyors, Inc. After some discussion, a motion to approve was made by Andy Dibble, with a second from Dorvan Wiley. The motion carried with a unanimous vote.

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Next item for consideration was the Grace Pointe final plat, developer Randy Miller, represented by Ricky Hill of Satterfield Land Surveyors, Inc. After some discussion, a motion to approve was made by Dorvan Wiley, and the motion was given a second by Lyn Brown. The motion carried with a unanimous decision.

A Preliminary plat for Legacy Business Park, Lots 1-10, and the final plat for Lots 1-7, Legacy Business Park were next for consideration by the Commission, developer W.D. Gaither, represented by Ronnie Hawkins of Hawkins-Weir & Associates, Inc. Ronnie Hawkins explained the reason this preliminary plat was being re-submitted was due to the fact that the North-South street that will need to be built in the future was not reflected on the previous plat, and City Engineer Brad Baldwin suggested the plat be re-submitted so our records reflect this street which has been the topic of discussion in the past. Mr. Hawkins then stated the final plat of lots 1-7 was, in fact a plat of the lots that developer W. D. Gaither is going to develop at this time. There were not comments on the preliminary plat, and Dorvan Wiley made a motion to approve this plat. John Symonds gave the motion a second, and the motion carried with 7 votes, with Philip Bagby abstaining from this vote. After some discussion, a motion was made by Lyn Brown to approve the final plat. This motion was given a second by Mark Evans, and the motion carried with 7 votes, with Philip Bagby abstaining from the vote.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENT CONVENES:

Next item for consideration was a rezone request for proposed Woodbridge at Lee Creek Subdivision to change zoning of the property from C-2 to R-3 to allow the development of this property into single-family homes with access to Lee Creek and the Arkansas River, request being submitted by Charles Palmer and Woody Nelson by Hoffman-Prieur & Associates, Inc. Al Prieur commented this matter was in front of the Commission in November, and the request was withdrawn, due to the fact that after some discussion, it was decided the request for a rezone to R-1, as originally submitted, did not serve the purpose of this development as an R-3 zoning would. Therefore Hoffman-Prieur brought the matter back with this rezone request, from C-2 to R-3. After a brief review of the matter, a motion was made by Lyn Brown to approve a recommendation to the City Council to allow for this rezoning of this property from C-2 to R-3. This motion was seconded by Andy Dibble, and the motion carried with a unanimous vote. The rezone would be sent to the City Council with the recommendation of an approval from the Planning Commission.

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION CONVENES:

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Next item for consideration was preliminary plat for Woodbridge at Lee Creek Subdivision, lots 1-33, developers Charles Palmer and Woody Nelson, represented by Al Prieur of Hoffman-Prieur & Associates, Inc. After some discussion, Philip Bagby made a motion to approve, Lyn Brown gave the motion a second, and the motion carried with a unanimous decision.

The Planning Commission then moved on to a discussion of a sign permit application by First Assembly of God Church, which is a request for a sign that has a live video card that allows scrolling messages and the capability to broadcast live sermons from the building. Co-Chairman Philip Bagby commented that ultimately it would be the City Attorney's decision to take the position on this as to whether or not we opposed this as a city, but the Sign Ordinance that was drafted does not disallow for such a sign, and such a sign could be allowed until excluded. After discussion and reviewing regulations, it was agreed by the Planning Commission that the Commission was not in disagreement with such a permit being allowed.

Next item was for discussion by the Commission was portable offices/buildings per request of Chief Building Inspector David Martin. The first part of the discussion was concerning portable ice machines that are being set on slabs, and are not occupied by employees, but are a self-service location. After some discussion it was determined these buildings are not anchored in a physical manner, however utilities have to be set up for these buildings, which makes them a separate business. To be able to place such a business on a lot where another business exists, a Variance Request for the Subdivision Ordinance that is presently in place for the City of Van Buren would have to be filed and brought before the Planning Commission.

The second part of this discussion was concerning a building that is approximately 16,000 square feet in size, and is portable, steel building that will meet or exceed the international building code, snow levels or wind levels. The difference in this building is while it is a steel structure, but has a fiber membrane wall of dura-weave material. This structure will be used to store grain, and the question the owner had was, if he, in fact, got a building permit for this, if he at some point in time decided to move this building, would he, in fact, be required to get another building permit to go through this process. After some discussion, the Planning Commission agreed a building permit would be necessary for this structure.

Next item up was Industrial Park South Lot 1, owner Price Agency, Inc., represented by Ronnie Hawkins of Hawkins-Weir Engineers, Inc. This property is out of the city limits, but will probably annex the property into the city. Mr.

Hawkins discussed this property with City Engineer Brad Baldwin, and due to the possible annexation of this property, platting this property and putting it in front of the Subdivision Committee was a decision that everyone felt would be best. This plat would fall under the category of an Administrative Plat. Since the Subdivision Committee would not be meeting in December of 2006, Mr. Hawkins asked if letters of approval were collected from the utilities and taken to the Chairman of the Planning Commission along with the plat could this plat move forward, since time was a factor for the business this property would be used for. The Planning Commission Chairman agreed to handle this plat in this manner.

With no other business, this meeting was adjourned.

Philip Bagby, Acting Chairman

Cami L. Brown, Rec. Sec.