

**PLANNING COMMISSION MEETING MINUTES  
JULY 3, 2007**

The Van Buren Planning Commission held its monthly meeting Tuesday, July 3, 2007 at 7:00 P.M. in the City Council Room of the Municipal Complex. The following items were on the agenda:

1. Approval of minutes from last meeting

PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES:

2. Variance request for Mr. Bobby Davis with Five Star Construction Management, Inc., represented by Hawkins-Weir Engineers, Inc. Variance request is for Lot 1 Block 13 McGee Addition.

BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES:

3. Public Hearing for the purpose of discussion on the existing sidewalk ordinance and amending said Ordinance
4. Any other business that comes before the Commission

PRESENT: Andrew Dibble, Chairman  
Philip Bagby, Co-Chairman  
Lyn Brown  
Mark Evans  
Sue Moore  
Woody Nelson

ABSENT: Dorvan Wiley  
John Symonds  
Frank Newman

OTHERS PRESENT: Melinda Bigelow, PAC  
Larry Yancey, Hawkins-Weir Engineers, Inc.  
Brad Baldwin, City Engineer  
David Martin, Chief Bldg. Inspector  
Glen Harvey  
Cami Brown, Rec. Sec.

The meeting was called to order at 7:20 P.M. First order of business was approval of minutes from last meeting. A motion was made by Philip Bagby to approve minutes as they were written, motion was given a second by Lyn Brown, and the motion carried with a unanimous decision.

PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES:

Next item for review was a variance request for Mr. Bobby Davis with Five Star Construction Management, Inc., represented by Hawkins-Weir Engineers, Inc. This variance request was for Lot 1, Block 13 McGee Addition. After review by the Commission, Philip Bagby made a motion to approve. The motion was given a second by Sue Moore and the motion carried with a unanimous vote.

BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES:

Next item on the agenda was Public Hearing for the purpose of discussion on the existing sidewalk ordinance and amending said ordinance. Chairman Andrew Dibble commented there are several issues Mayor Bob Freeman wanted the Commission to discuss, and the Commission was hoping for input from developers on this particular issue. At this time there is a sidewalk fund that receives .03 cents on the dollar from money collected on building permits, and each year, with recommendations from VBSD, the Planning Commission makes recommendations for sidewalk construction in the City of Van Buren. As this fund is limited, there is limited sidewalk construction done by the City of Van Buren. This topic has come to light recently, as there are subdivisions in the city that do not have sidewalks, and traffic is heavy in these areas. After some discussion, the Planning Commission made a decision to table this topic, and hold another Public Hearing at the August meeting, since there was little public input at this Planning Commission meeting.

Under any other business, Brad Baldwin asked the Commission for their approval for staff to begin working on a minor revision to the commercial zoning ordinance in reference to the unobstructed clearance footage. The Fire Marshal printed off the code and the code says fire apparatus shall have a 20 foot minimum unobstructed clearance, but in some commercial zones there is a zero lot setback, and staff would be correcting this in the regulations. Planning Commission members agreed for staff to move forward on this matter. Another matter Mr. Baldwin commented on that needs to be addressed is putting multiple buildings on one lot, commercial zoning. In the past, regulations have been one building, one lot, and this was to make sure any changes made came in front of the Commission. Mr. Baldwin commented that as a practical matter, one lot with multiple buildings would work. One other issue with this is sprinkler systems. Where you would have install a sprinkler system in a big building, you would not have to do so in multiple small buildings if you had the proper access to those buildings. Once again, the Commission agreed that staff should move forward on this issue.

Next, Mr. Glen Harvey addressed the Planning Commission about a drainage issue on property he owns. Mr. Harvey had been in front of the Commission at the June 2007 meeting. Chairman Andrew Dibble commented that Mayor Bob Freeman had suggested Mr. Harvey contact him at his office about this matter, and Mr. Harvey commented he thought the Mayor had said he would contact Mr. Harvey. Mr. Dibble explained to Mr. Harvey this was not an issue to be addressed by this Commission, and Mr. Harvey agreed he would contact Mayor Freeman on this matter.

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

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Andrew Dibble, Chairman

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Cami L. Brown, Rec. Sec.