

**PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 4, 2007**

The Van Buren Planning Commission held its monthly meeting Tuesday, September 4, 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 multiple variances on property located at Lot 1, Block 6, Knox Addition, owner Everett Hogan dba Hogan Properties, LLC, represented by Prieur Engineering
3. Rezone request to rezone property located at 410 North 7th Street to be rezoned from C-2 to R-1, owners are Becky and Mark Mathews

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

4. Public Hearing to address increasing the setbacks for property zoned C-2
5. Any other business that comes before the Commission

MEMBERS PRESENT: Andrew Dibble, Chairman
Philip Bagby, Co-Chairman
Lyn Brown
John Symonds
Mark Evans
Frank Newman

MEMBERS ABSENT: Dorvan Wiley
Sue Moore
Woody Nelson

OTHERS PRESENT: Hershhal Bowers
Darlene Bowers
J. R. Young

Rita Young
Al Prieur
Becky Mathews
Kevin Cliften
David Martin, Chief Bldg. Inspector
Cami Brown, Recording Secretary

This meeting was called to order at 7:00 P.M., and the first order of business was approval of the minutes from last meeting. Lyn Brown made a motion to approve minutes as written; motion was given a second by Philip Bagby, and motion carried with a unanimous vote.

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

First review for the Board of Adjustments was variance request for multiple variances on property located at Lot 1, Block 6, Knox Addition, owner Everett Hogan dba Hogan Properties, LLC, represented by Al Prieur Engineering. Al Prieur commented the variance request was to separate a house that was built on this piece of property in the 1940's, and an apartment complex that was built on this same piece of property in the early 1970's. After reviewing this request Mark Evans made a motion the request be approved, and this motion was seconded by Lyn Brown. This motion carried with a unanimous vote.

The Board of Adjustments then reviewed a rezone request to rezone property located at 410 North 7th Street from C-2 to R-1 owned by Becky and Mark Mathews. Mathews commented that the property was originally R-1, and they had done a rezone request to C-2 to run a business out of the structure on the property. They were now selling the property, but all potential buyers were requesting it be an R-1 zoning. After reviewing this, a motion was made by Frank Newman to approve this rezone request with the understanding the sign located on this property would be removed. The motion was given a second by Philip Bagby, and the motion carried with a unanimous vote.

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

Next the Commission held a Public Hearing to address increasing the setbacks for property zoned C-2 in the City of Van Buren. The Fire Department requested a revision be considered for the side yard setback requirements for C-2, as the current ordinance doesn't provide for a side yard setback. Brad Baldwin was not present at the meeting, but sent a memo to the Commission for review. David Martin commented that after discussing this issue, he believes what would be a

way to write this would be similar to the recent “zero lot line” ordinance that was adopted. David Martin commented side yard setback would remain 15’, but the consideration being made here would also apply to rear yard setbacks. At this time J.R. Young commented he had a conversation with Brad Baldwin, and it was his understanding that what the requirement would be was 20’ minimum clearance between two structures in C-2 zoning. He also commented that from this time forward would be established a 10’ setback from property line. If an existing building were set on the property line, structures built next to that would have to be 20’ from the property line to meet the zoning requirements. If a structure existed 5’ off the property line, you would have to build 15’ from the property line next to that existing building. After more discussion, the Commission decided the ordinance should include side and rear yard setbacks, and suggested the proposed ordinance have an insert “C” for rear yard setback requirements under SECTION 1, 2. Street Yard Requirements. Frank Newman proposed the Commission table this until next month when the Commission has a new proposed ordinance to review. Philip Bagby seconded this motion and the motion carried with a unanimous vote.

Under any other business, David Martin commented on the applications for commercial permits have been revised, and Mr. Martin supplied each Commission member with a copy.

Chairman Dibble asked if there was any other business for the Commission to address, to which there was no reply. At this time, this meeting was adjourned.

Andrew Dibble, Chairman

Cami L. Brown, Rec. Sec.