

**PLANNING COMMISSION MEETING MINUTES
OCTOBER 2, 2007**

The Van Buren Planning Commission held its monthly meeting Tuesday, October 2, 2007 at 7:00 P.M. in the City Council Room of the Municipal Complex. The following items are on the agenda:

1. Approval of minutes from the last meeting
2. Northridge Phase XI Revised Preliminary Plat, developer Jimmy Bell, represented by Van Hale of Hoffman & Associates

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

3. Consideration of application for Rezone Request by Scott Rice to rezone property located at 1322 Sandstone Drive, Part of Lot 8, Sandstone West, to be rezoned from R-1 to C-2 for the purpose of mini-storage construction

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

4. Public Hearing for discussion and input on Sidewalk Ordinance #5-1997 to determine priority of upcoming projects
5. Any other business that comes before the Commission

PRESENT: ANDREW DIBBLE, CHAIRMAN
PHILIP BAGBY, CO-CHAIRMAN
DORVAN WILEY
MARK EVANS
SUE MOORE
FRANK NEWMAN
WOODY NELSON

ABSENT: JOHN SYMONDS

OTHERS PRESENT: CAMI BROWN, REC. SEC.
DAVID MARTIN, CHIEF BLDG. INSPECTOR
BRAD BALDWIN, PUBLIC WORKS DIRECTOR
VAN HALE, HOFFMAN & ASSOCIATES
JIMMY BELL, DEVELOPER

AL PRIEUR, PRIEUR ENGINEERING
SCOTT RICE
SUSAN RICE

Andrew Dibble called the meeting to order at 7:00 P.M. First order of business was approval of the minutes from the last meeting. A motion was made by Frank Newman to accept the minutes as written; motion was given a second by Philip Bagby, and the motion carried with a unanimous vote.

Northridge Phase XI Revised Preliminary Plat was the next item for consideration by the Planning Commission, represented by Van Hale of Hoffman & Associates. After verification of all revisions discussed in a previous Subdivision meeting, a motion was made by Dorvan Wiley to approve this plat. The motion was given a second by Mark Evans, and the motion carried with a unanimous vote.

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

Next was consideration for application for rezone request by Scott Rice to rezone property located at 1322 Sandstone Drive, Part of Lot 8, Sandstone West, to be rezoned from R-1 to C-2 for the purpose of mini-storage construction. After some discussion, a motion was made by Dorvan Wiley to approve this rezone. Woody Nelson seconded the motion, and the motion carried with a unanimous decision. The rezone request will move to City Council for approval.

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

Next on the agenda was public hearing for input on Sidewalk Ordinance #5-1997 to determine priority of projects. Lonnie Myers sent in written comments on behalf of the Van Buren School System, and after review of these comments, the Commission agreed that at this time any urgent situations regarding sidewalks for safety had been met with the completion of the Butterfield Jr. High to King Elementary School sidewalk project, and any projects on Rena Road should be considered after improvements were made to that road. Brad Baldwin commented one area in need of sidewalk was the East side of Hwy. 59 North, just under the overpass on I-40. The Commission agreed there is a lot of foot traffic in that area, and a sidewalk there would address that safety issue. Maryl Koeth of the Van Buren A & P Commission sent a letter to the Commission addressing the Drennen-Scott home, upon completion, being added to the walking tour promotion. Ms. Koeth commented at this time there is not a continuous sidewalk from Third and Main Street to the entrance of the Drennen-

Scott property, and to tie this to the walking tour, the partial sidewalks along this route need to be widened and connected. Dorvan Wiley commented Ms. Koeth's input deserved merit, and Philip Bagby commented he agreed, as this is a safety issue for the City of Van Buren. At this time Dorvan Wiley commented that possibly Brad Baldwin might review the project considerations, prioritize the projects, and get back with the Commission at the November meeting with his findings. This was agreed upon, and Mr. Baldwin will report back to the Commission next month with his findings.

Next item for consideration was Preliminary Plat Ludwick Estates, Lots 1-3, represented by Al Prieur of Prieur Engineering. After some discussion, Frank Newman made a motion to approve, which was seconded by Sue Moore, and the motion carried a unanimous vote.

At this time the Planning Commission reviewed a proposed ordinance for C-2 setbacks that was previously discussed at the September meeting. After checking the changes and corrections to the setback ordinance, Mark Evans made a motion to approve recommendation of this ordinance to the City Council. Dorvan Wiley seconded the motion and the motion passed with a unanimous vote.

David Martin, Chief Building Inspector, addressed the Commission at this time about changes in the electrical code. Mr. Martin commented that in the month of November a public hearing will be held on Electrical Ordinance, and he wanted to bring these changes to the Commission to make them aware. The changes are as follows: under General Requirements, item 1., letter "d", item 3. Under Commercial Industrial Wiring, item 2 and item 3.

Next item for discussion was replacement for an open position on Planning Commission. Lyn Brown stepped down from her position on the Commission effective immediately upon the receipt of a letter she drafted and mailed September 24, 2007. Andrew Dibble read a list of names that the Commission might want to consider. After some discussion, the Commission made the decision to place the vacancy in the paper and see if there is a response, and move forward with names that are in front of Commission in November. With no other business to come before this Commission, this meeting was adjourned.

Andrew Dibble, Chairman

Cami L. Brown, Rec. Sec.