

**PLANNING COMMISSION MEETING MINUTES  
NOVEMBER 6, 2007**

The Van Buren Planning Commission held its monthly meeting Tuesday, November 6, 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 the last meeting
2. Final Plat Ludwick Estates, Lots 1-3, represented by Al Prieur Of Prieur Engineering, Inc.

PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES:

3. Rezone request by Five Star Construction Management, Inc. for rezone Of property located at 202 Arkansas Street for R-2 to R-3, represented by Hawkins-Weir Engineers, Inc.
4. Height variance request by New Crest management, LLC, d/b/a Holiday Inn Express on property as follows: PT Lot 4B at 1119 Pointer Trail, Van Buren, Arkansas, represented by Jim D. Simmons of Jimmy Bell Realty
5. Height variance request by LCM Van Buren, LLC d/b/a Sleep Inn On property located at 1633 North 12<sup>th</sup> Court, Lot 4C, the Plaza, Van Buren, Arkansas, represented by Jim D. Simmons of Jimmy Bell Realty

BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES:

6. Presentation by Brad Baldwin to the Commission on his findings for Sidewalk Projects for the City of Van Buren, a continuation and update from the October 2, 2007 meeting
7. Review of upgrade to the City of Van Buren Electrical Ordinance
8. Referral to City Council for replacement for open position on the Planning Commission

PRESENT: Philip Bagby, Co-Chairman  
Woody Nelson  
Frank Newman

Sue Moore  
John Symonds  
Cami Brown, Rec. Secretary  
David Martin, Chief Bldg. Inspector  
Brad Baldwin, City Engineer

ABSENT: Andre Dibble, Chairman  
Dorvan Wiley

OTHERS PRESENT: Jim D. Simmons, Jimmy Bell Realty  
Larry Yancey, Hawkins-Weir Engineers, Inc.  
John Rupe, Developer  
Kenneth Fry, Editor, PAC  
Al Prieur, Prieur Engineering, Inc.  
Rusty Garrett, SWTR

At 7:00 P.M. Co-Chairman Philip Bagby called the meeting to order. The first item on the agenda was approval of the minutes from the last meeting. A motion was made by Frank Newman to accept the minutes as written, and this motion was given a second by Sue Moore. The motion carried with a unanimous vote.

The next item for consideration by the Commission was final plat Ludwick Estates, Lots 1-3, represented by Al Prieur of Prieur Engineering, Inc. After review, a motion was made by Sue Moore to approve this plat, John Symonds seconded the motion, and the motion carried with a unanimous decision. This plat will be recommended for approval to the City Council.

PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES:

At this time a rezone request by Five Star Construction Management, Inc. for rezone of property located at 202 Arkansas Street from R-2 to R-3, represented by Larry Yancey of Hawkins-Weir Engineers, Inc. The owner's request from R-2 to R-3 was for multiple family dwellings to be constructed, and fell in compliance with the surrounding zoning. After review, a motion was made by Frank Newman to approve this request, and Woody Nelson seconded the motion. This motion carried with a unanimous vote, and approval of this re-zone will be recommended to the City Council.

Next item for review was a height variance request by New Crest Management, LLC, d/b/a Holiday Inn Express at 1119 Pointer Trail, represented by Jim D. Simmons of Jimmy Bell Realty. This variance request is for construction of a 4-story hotel. After review, a motion was made by Woody Nelson to approve this

variance. Frank Newman seconded this motion, and the motion carried with a unanimous decision.

The next item for review was for a height variance request by LCM Van Buren, LLC d/b/a Sleep Inn on property located at 1633 North 12<sup>th</sup> Court, represented by Jim D. Simmons of Jimmy Bell Realty. This variance request is for construction of a hotel at this location. After review, Woody Nelson made a motion to approve, motion received a second from Frank Newman, and motion carried with a unanimous decision.

BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES:

Next was a presentation by Brad Baldwin to the Commission on his findings for Sidewalk Projects for the City of Van Buren, a continuation and update from the last Planning Commission meeting. A copy of Mr. Baldwin's findings follows:

1. Hwy 59 @ I-40 - We have permission from the AHTD to build a sidewalk under I-40 along Hwy 59. I propose that the first priority be the construction of a sidewalk from Pointer Trail to N. 6<sup>th</sup> St. The Mayor and VBSD agreed that this is a need.
2. Rena School - The VBSD has asked for the construction of sidewalks along Rena Road for several years. They have been told that the Rena Road project will build the new sidewalks. The current plans call for Rena Road construction in 2008/2009 and extend from Hwy 59 to Broken Hill Dr. just west of Rena School. Sidewalks are included in this project. However, construction of Rena Road west of Broken Hill Dr. will wait for future funding. I propose that the second priority be the construction of a sidewalk from Broken Hill Dr. west to Darla Lane along Mitzi Lane. This will serve the area west of Rena School and keep kids off of Rena Road.
3. Drennen-Scott Historic Site - There is a request from the A&P Commission that we construct a sidewalk from Main St along N. 3<sup>rd</sup> to Knox St to serve tourist foot traffic to the Drennen-Scott historic site. This will be needed when the historic site is open to the public Fall of 2009. I suggest that we use the Street Dept construction crew begin building sections of this sidewalk during 2008.
4. Parkview School – I found that there is a sidewalk running east along Parkview N. 8<sup>th</sup> St. however, portions were covered with sod and dirt. I issued a work order to have the sidewalk cleaned and repairs made as needed. West of the school the Parkview street pavement is too close to the property fences to construct a sidewalk Hwy 59. That issue will need to be addressed before sidewalk can be constructed in that location. Additionally, there is a new sidewalk across school property that leads from the school to N. 8<sup>th</sup> St.

5. King School – There is a one-block section of sidewalk directly across from King School that is poorly built. The Street Dept construction crew will rebuild this section of sidewalk before the end of the year.

After reviewing this list of recommendations, Frank Newman made a motion to recommend this list to the City Council for approval. Woody Nelson seconded this motion, and the motion carried with a unanimous decision.

David Martin presented the Commission with the upgrade to the City of Van Buren Electrical Ordinance. John Symonds made a motion to recommend approval of this upgrade to City Council for approval, Frank Newman gave the motion a second, and the motion carried with a unanimous vote.

The last item for discussion by the Commission was for a recommendation for replacement for the open position on the Planning Commission. The Commission agreed to table this matter for the next meeting.

At this time, this meeting was adjourned

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Philip Bagby, Co-Chairman

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Cami L. Brown, Rec. Sec.