

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

The Planning Commission held its monthly meeting Tuesday, February 6, 2007 at 7:00 P.M. in the City Council Room at the Municipal Complex. The following items were on the agenda:

1. Approval of minutes from December 2006 meeting and January 2007 meeting
2. Final plat on Northridge Phase XI, Lots 301-333, developer is Jimmy Bell, represented by Al Prieur of Hoffman-Prieur & Associates, Inc.

PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES:

3. Rezone request by Bethlehem Free Will Baptist to rezone from R-2 to R-3 on property located as follows:

Lots 1 through 12, Block A, Lots 1 through 4 and Lots 20 through 24, Block G, REA Addition to the City of Van Buren, Crawford County, Arkansas and all abandoned rights-of-ways located within boundary of said described property.

BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES:

4. Planning Commission members vote on position of Chairman of the Planning Commission
5. Planning Commission members vote on recommendation to the City Council to fill vacancy on the Planning Commission
6. Any other business that comes before the Commission

MEMBERS PRESENT: Philip Bagby, Acting Chairman  
Andrew Dibble  
Frank Newman  
Sue Moore

Mark Evans  
John Symonds  
Lyn Brown

MEMBERS ABSENT: Dorvan Wiley

OTHERS PRESENT: Cami Brown, Rec. Sec.  
David Martin, VBBD  
Al Prieur, Hoffman-Prieur & Assoc.  
Jimmy Bell, JBREC  
Ricky Dickens, Bethlehem Freewill Baptist  
Randall Ray, Bethlehem Freewill Baptist  
Charles Pendergrass, Bethlehem Freewill  
Quince O'Kelley, Bethlehem Freewill  
Dennis Odom, Bethlehem Freewill

Acting Chairman Philip Bagby called the meeting to order at 7:00 P.M. The first item on the agenda was approval of minutes from the December 2006 meeting and the minutes from the January 2006 meeting. Lyn Brown made a motion to approve minutes from both meetings as written, Frank Newman gave the motion a second, and minutes were approved with a unanimous vote.

The next item for consideration by the Planning Commission was final plat for Northridge Phase XI, Lots 301-333, developer Jimmy Bell, represented by Al Prieur of Hoffman-Prieur and Associates, Inc. After some discussion, a motion was made by Andrew Dibble to approve the final plat, motion was given a second by Mark Evans, and the motion carried with a unanimous decision. This final plat was recommended to move forward to City Council for consideration.

PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES:

Item for consideration at this time was a rezone request by Bethlehem Freewill Baptist Church to rezone property at 2721 Alma Blvd, Van Buren, Arkansas from R-2 to R-3. Ricky Dickens spoke on behalf of Bethlehem Freewill Baptist Church. Mr. Dickens commented that the church was in the process of constructing a new facility in another location, and the request for this rezone was for zoning that was better suited for selling purposes for the property. Chairman Bagby asked for verification that abandonment on right-of-ways had been taken care of to which Mr. Dickens commented all those issues had been handled. Chairman Bagby then asked if anyone had any comments on this issue, to which there was no reply. At this time, Frank Newman made a motion to approve, to which Lyn

Brown gave a second, and the motion carried a unanimous vote. This rezone was recommended to move forward to City Council for consideration.

BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES:

The next item on the agenda was the consideration of the position of Chairman of the Planning Commission. The recent Chairman, Bob Freeman, stepped down as Chairman of the Planning Commission when taking office for the position of Mayor of the City of Van Buren on January 1, 2007. Acting Chairman Philip Bagby commented that he simply could not consider the position due to time management, so he would open the floor for nominations. At this time Lyn Brown nominated Andrew Dibble for this position. Frank Newman gave a second to the motion. At this time John Symonds made a motion that nominations cease, and a second to this motion was made by Mark Evans. At this time the motion on the floor was Andrew Dibble for Chairman of the Planning Commission. The motion was voted on at this time, and the motion carried a unanimous decision.

Acting Chairman Bagby commented that the only critical item left on the agenda was recommending a replacement for the vacant seat on the Planning Commission. Bagby commented that two names mentioned for the position were Jay White and Woody Nelson. Acting Chairman Bagby read a brief background on each of the individuals, and asked the Commission if they had any suggestions or comments. Frank Newman made the comment that often people suggest that the Commission just picks who they want for this position, and Mr. Newman suggested that the Commission advertise the position in the paper. Acting Chairman Bagby suggested the Commission delay a recommendation until next month, and open it up and see who might be interested in this position. At this time Mr. Bagby asked if any of the Commissioners had any names they would like to put on the list for consideration, to which there was not response. At this time Lyn Brown made a motion to table recommendation on this matter to City Council until next month, Frank Newman gave the motion a second and the motion carried with a unanimous decision.

Under any other business, Brad Baldwin, City Engineer placed a Memorandum in front of the Commission. This covered a process that could possibly clear up an address problem that has been an issue for a period of time with engineering firms and the subdivision regulations requiring addresses on the final plat. After discussion of the issue and reviewing the process to correct the problem without having to re-file plats, and making it possible to correct any addressing issues or errors by filing an affidavit in the Circuit Clerk's records, a motion was made by

Lyn Brown to adopt and use this process, a second was given to the motion by Sue Moore, and the motion carried with a unanimous decision.

At this time Acting Chairman Bagby asked if there was any other business, to which there was no response. This meeting was adjourned at this time.

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Andrew Dibble, Chairman

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Cami L. Brown, Rec. Sec.