

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

The Planning Commission held its monthly meeting Tuesday, March 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 last meeting
2. Final Plat Forest Oaks Lots 91-140, owner Bransen
Bransen Harris represented by Hawkins-Weir Engineers, Inc.
3. Final Plat Ashton Place Lot 1, owner Bransen Harris, represented
By Hawkins-Weir Engineers, Inc.
4. Preliminary Plat Northridge Phase XII, developer Jimmy Bell,
Represented by Hoffman-Prieur & Associates, Inc.
5. Preliminary Plat Park Heights, developer The "W" Group, represented
By Ron Brixey Engineering & Associates

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

6. Rezone request by Thomas L. Craft, represented by Hoffman-Prieur &
Associates, Inc. for property located at 203 Prospect Ave., to change
Zoning from R-1 to R-2.

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

7. Considerations for Recommendation for open position on Planning
Commission
8. Discussion for the need to reduce speed limit in a residential
Neighborhood
9. Any other business that comes before the Commission

MEMBERS PRESENT: Andrew Dibble, Chairman
 Philip Bagby, Co-Chairman
 Frank Newman

Mark Evans
Dorvan Wiley
John Symonds
Lyn Brown

MEMEBERS ABSENT: Sue Moore

OTHERS PRESENT: Cami Brown, Rec. Sec.
David Martin, Chief Bldg. Inspector
Brad Baldwin, City Engineer
Don Jenkins, City Attorney
Ron Brixey, Brixey & Associates, Inc.
Larry Yancey, Hawkins-Weir Engineers
Al Prieur, Hoffman-Prieur & Associates
Jimmy Bell

The new Chairman of the Planning Commission, Andrew Dibble , called the meeting to order at 7:00 P.M. The first item for consideration was approval of the minutes from the last meeting. A motion was made by Lyn Brown to approve the minutes as written. This motion was given a second by John Symonds, and the motion carried with a unanimous vote.

The next item for consideration by the Commission was Final Plat Forest Oaks, Lots 91-140, owner Bransen Harris, represented by Larry Yancey of Hawkins-Weir Engineers, Inc. Chairman Dibble asked if there were any questions or comments on this plat, to which there was no response. At that time Lyn Brown made a motion to approve the plat, and motion was given a second by Philip Bagby. This motion carried with a unanimous vote. This plat will be recommended for consideration by City Council.

The next plat for consideration by the Commission was Final Plat Ashton Place Lot 1, owner Bransen Harris, represented by Larry Yancey of Hawkins-Weir Engineers, Inc. After a discussion of this plat, a motion was made by Dorvan Wiley to approve plat, Lyn Brown seconded motion, and the motion carried with a unanimous decision. This plat will be handled as an Administrative Plat.

The next plat for consideration was Preliminary Plat Northridge Phase XII, developer Jimmy Bell, represented by Al Prieur of Hoffman-Prieur and Associates, Inc. After some discussion, and verifying with Brad Baldwin that everything looked okay on this plat, a motion was made by Dorvan Wiley to approve the plat, and motion was given a second by John Symonds. This motion to approve carried six (6) yes, and one Commissioner, Mark Evans, abstaining from the vote. The plat was approved.

The next item for consideration by the Planning Commission was Preliminary Plat Park Heights, developer the "W" Group, represented by Ron Brixey of Brixey Engineering & Associates. The developer on this subdivision had changed from a Mr. Edson to David and Chris Whitt, dba as the "W" Group. The original number of lots on this subdivision was 111, and the new developer re-worked things and increased the number of lots to 114. Requirements and requests from Subdivision Committee have been addressed. After some discussion, Lyn Brown made a motion to approve this Preliminary Plat, and the motion was given a second by Philip Bagby. The motion carried with a unanimous vote.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

Next item on the agenda was a rezone request by Thomas L. Craft, represented by Al Prieur of Hoffman-Prieur & Associates, Inc. for property located at 203 Prospect Ave. to change the zoning from R-1 to R-2. In August of 2005, this property was considered for a re-zone to R-3, and was voted down. At that time both the Planning Commission and City Council commented the property would be considered for an R-2 zoning, by not an R-3. After some discussion, Dorvan Wiley made a motion to approve the rezone from R-1 to R-2. Frank Newman gave a second to the motion, and the motion carried with a unanimous vote. This rezone will move on to City Council for consideration.

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION CONVENES:

Next for discussion was consideration for recommendation for the open position on the Planning Commission. The following names were submitted to the Commission for consideration, after an ad was run in the Press Argus Courier about the vacancy: Curtis Harris, Randy Bottoms, Harold McDonald, Woody Nelson, Ernest W. Schimmelman and Jaye White. There had been some question as to how many members that live outside the city but within the five-mile jurisdiction of the city could serve on the Commission. City Attorney Don Jenkins commented he reviewed this, and the Planning Commission could have up to three members that live in the five-mile jurisdiction serving on the Commission. After some discussion, Frank Newman moved to close the nominations for the open position on Planning Commission. Lyn Brown made a motion to recommend Woody Nelson for the position, Dorvan Wiley gave the motion a second, and the Commission took a vote. Philip Bagby abstained from the vote, which left six (6) Commissioners voting yes to recommend Woody

Nelson to the City Council to fill the vacant position on the Planning Commission.

The next item on the agenda was discussion for the need to reduce speed limits in residential neighborhoods. City Engineer Brad Baldwin commented that the current city speed limit unless otherwise posted is 35 miles per hour, and that this is way too fast in a lot of our residential areas. Mr. Baldwin commented he was asking the Planning Commission if they might investigate a lower speed limit, or a two-tier speed limit to recommend to City Council. Chairman Dibble asked Mr. Baldwin if he was suggesting speed limit by street classification, to which Mr. Baldwin replied he was suggesting 20 mph speed limit unless otherwise posted. Dorvan Wiley commented that it would need to be clear that these would not appear to be speed traps, as has happened in the past. Mr. Baldwin commented that it would not be feasible to change the speed limit to 20mph in all residential areas, and that this would be a process, and he was asking the Commission if we could move ahead on this particular area. After some discussion, the general consensus was this was in issue that needs to be addressed.

Under any other business, David Martin brought the Commission a copy of an Ordinance Amendment that addresses zero lot lines for townhouses. David Martin presented the Commission with a copy of and Ordinance used by Alma, Arkansas, and commented this is something Van Buren needs to address, as there are pending sites that could be using this at present date. This zoning would fit right in with our R-1 zoning, being called R-1B Single Family Residential District, and listing exceptions for this type zone. After some discussion, Frank Newman made a motion to hold a Public Hearing on the matter at the next scheduled Planning Commission meeting, the motion was given a second by Lyn Brown, and the motion carried with a unanimous vote.

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

Andrew Dibble, Chairman

Cami L. Brown, Rec. Sec.