

## PLANNING COMMISSION MEETING MINUTES APRIL 3, 2007

The Van Buren Planning Commission held its monthly meeting Tuesday, April 3, 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 the minutes from the last meeting
2. Consideration of final plat for Northridge XII, developer Jimmy Bell, represented by Al Prieur of Hoffman-Prieur & Assoc., Inc.
3. Public Hearing on an ordinance amendment that addresses Townhouses and zero lot line dwellings in the city of Van Buren, Arkansas
4. Discussion on revising speed limit in the City of Van Buren, Arkansas
5. Any other business that comes before the Commission

### MEMBERS PRESENT:

Andy Dibble, Chairman  
Philip Bagby, Co-Chairman  
Lyn Brown  
John Symonds  
Dorvan Wiley  
Mark Evans  
Sue Moore  
Frank Newman  
Woody Nelson

### OTHERS PRESENT:

Cami Brown, Rec. Secretary  
David Martin, Chief Bldg. Inspector  
Brad Baldwin, City Engineer  
Don Jenkins, City Atty.  
Al Prieur, Engineer  
Jimmy Bell, Developer  
Ivan Hoffman, Hoffman-Prieur & Assoc.

Chairman Andy Dibble called the meeting to order at 7:00 P.M. The first item on the agenda was the approval of the minutes from the last meeting. Minutes were accepted as written.

The next item on the agenda was a Final Plat for Northridge XII, developer Jimmy Bell, represented by Ivan Hoffman of Hoffman, Prieur & Associates, Inc. Mr. Hoffman commented the 40' easement on the West side of the Subdivision complied with what was agreed to in the Subdivision Meeting on this plat held March 21, 2007. Mr. Hoffman also commented that this property is zoned R-3, which allows for 20' setbacks, and the plat shows 25'. The preliminary plat that was approved showed the R-3 zoning, which is correct, and will be corrected on this plat. Mr. Hoffman also commented the street addresses had been received, approved and placed on the plat. A motion was made by Philip Bagby to approve this plat, motion was given a second by Sue Moore, and the motion carried a unanimous decision.

The next item on the agenda was Public Hearing on an ordinance amendment that addresses Townhouses and zero lot line dwelling in the City of Van Buren, Arkansas. Public Hearing Notice was published in the Press Argus Courier on March 17, 2007. City Attorney Don Jenkins drafted a proposed ordinance amendment for the Planning Commission and public to review and comment on. Chairman Andy Dibble opened the floor to the public. Engineer Ronnie Hawkins was not present, but had some comments that were e-mailed in for the Planning Commission to review. After reviewing these, and discussion with Jimmy Bell, developer, Brad Baldwin, City Engineer, and David Martin, a few changes were made to the proposed ordinance amendment, and after reviewing the proposed changes at the next regular Commission meeting, the Planning Commission agreed to recommend the proposed ordinance amendment to the City Council, with the noted changes after this Public Hearing.

The final item on this agenda was discussion of revision of the speed limit for the City of Van Buren, Arkansas. City Attorney Don Jenkins drafted a proposed ordinance amendment to change the maximum lawful speed on a Van Buren City Street to 25 miles per hour unless otherwise posted. This amendment also changes the maximum dollar amount on a fine for this from \$50.00 to \$100.00. After some discussion, a motion was made by Frank Newman to recommend this ordinance amendment to City Council for consideration. This motion was given a second by Dorvan Wiley, and the motion passed with eight (8) members for, and one (1) member against.

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

---

Andrew Dibble, Chairman

---

Cami L. Brown, Rec. Sec.

