

PLANNING COMMISSION MEETING MINUTES

JUNE 5, 2007

The Planning Commission held its monthly meeting Tuesday, June 5, 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. Consideration of final plat for Sparks Northside Commercial Park Lots 1-3, Jimmy Bell developer, represented by Van Hale of Hoffman-Prieur & Associates, Inc.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

3. Consideration of a rezone request for property located at 606 Pointer Trail East, Van Buren, AR to be rezoned from R-1 to R-2. Owners are Jimmy Dale Hailes and Teresa Leonard.
4. Consideration of a rezone request for Block 69, Original Town of Van Buren, Lots 2 through 4 to be rezoned from C-1 to R-3. Owners are Eric and Gary Armstrong, represented by Ricky Hill of Satterfield Land Surveyors, Inc.

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION CONVENES:

5. Any other business that comes before the Commission.

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Frank Newman

OTHERS PRESENT:

Cami L. Brown, Rec. Sec.

David Martin, Chief Bldg.

Inspector

Mayor Bob Freeman

Ricky Hill, Satterfield Land

Surveyors, Inc.

Van Hale, Hoffman - Prieur &

Assoc.

Jimmy Bell, developer

Teresa Leonard

Jimmy Hailes

Glen Harvey

Chairman Andrew Dibble called the meeting to order, with the first consideration by the Commission being the approval of the minutes from the last meeting. Co-Chairman Philip Bagby made a motion to approve the minutes as written, with Commissioner Sue Moore giving the motion a second, and the motion carried with a unanimous decision.

The next item for consideration was final plat for Sparks Northside Commercial Park, Lots 1-3. After some discussion, a motion was made to approve this final plat by Dorvan Wiley. This approval was of the revised plat presented at the meeting indicating OG&E's requested 18ft. utility easement on the east property line and the bonus 10 ft. east/west easement. This motion was given a second by Woody Nelson, and the motion carried with a unanimous vote, and recommended on to the City Council for consideration.

PLANNING COMMISSION ADJOURNS

BOARD OF ADJUSTMENTS CONVENES:

Next was consideration of a rezone request for property located at 606 Pointer Trail East, Van Buren, AR to be rezoned from R-1 to

R-2. After some discussion, a motion was made by Dorvan Wiley to approve, motion was seconded by Lyn Brown, and the motion carried with a unanimous decision. This rezone will be recommended on to City Council for consideration.

The next item for consideration was a rezone request for Block 69, Original Town of Van Buren Lots 2 through 4 to be rezoned from C-1 to R-3. Ricky Hill of Satterfield Land Surveyors asked to amend this request and add Lot 1 to the rezone request. Lot one would be used for parking for the proposed 26-unit

apartment complex to be constructed on this property. After some discussion, the Planning Commission agreed to amend the request to include Lots 1-4, and a motion to approve was made by Philip Bagby. This motion was given a second by Lyn Brown, and the motion carried with a unanimous vote.

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION CONVENES:

Chairman Andrew Dibble as if there was any other business, and Mayor Bob Freeman came in to address the Planning Commission. Mayor Freeman commented there were two areas that he would like the Planning Commission to review and discuss. Mayor Freeman went on to say there has been a lot of questions and feedback on the requirement of sidewalks in subdivisions. He then commented there are many pros and cons, and he would like to Planning Commission to have some discussions, however they would like to go about it, and come back with some recommendations about what to do. Mayor Freeman went on to explain current policy does not require sidewalks in subdivisions, and the City does have a sidewalk fund built in to Building Permit fees, recommendations are made to City Council as to where sidewalks need to be built, but this is an issue that is being brought up in the community, and it is something that needs to be re-addressed.

The next item Mayor Freeman brought to the Planning Commission is the issue of drainage in the City of Van Buren, which he commented is becoming a bigger and bigger issue for our City as development continues to grow. Mayor Freeman commented that Brad Baldwin is working on this. The Mayor also commented the City is to the point that we have been looking at the subdivision itself and the drainage for each particular development, and we are to the point we need to zoom out and look at the bigger picture. Mayor Freeman commented we don't have a way to address this, and he asked the Commission to look at this and come up with some recommendations on this issue.

After some discussion about drainage in general, Mr. Glen Harvey addressed the Planning Commission on drainage issues and how they have affected his property. Mr. Harvey went on to comment he is at the bottom of subdivision development. He went on to comment all the water from this new development is coming on his property, and even in dry weather, there are parts of his property where water is coming out of the ground he still can't take a tractor on to work on the land. Mr. Harvey asked where he should go to get help on this issue. He commented he had spoken with Brad Baldwin and showed him the problem. Mayor Freeman commented Mr. Harvey could get in touch with him.

At this time, Co-Chairman Philip Bagby commented on the sidewalk discussion, the Commission would need to get input from developers on this matter. Mr. Bagby suggested Public Hearing on the matter, to which everyone was in agreement would be a good way to obtain input from developers. The Mayor commented he is not advocating one way or another on this matter, and he would like to sit in on the hearing to gather input. Dorvan Wiley commented many developers are purchasing property in the older areas in the City and developing these properties, and this should also be considered in this matter. Chairman Andrew Dibble commented the Commission could put discussion of the sidewalk ordinance on the agenda for the month of July to gather input.

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

Andrew Dibble, Chairman
Cami L. Brown, Rec. Secretary