

PLANNING COMMISSION MEETING AUGUST 5, 2008

The Van Buren Planning Commission held its monthly meeting Tuesday, August 5, 2008 at 7:00 P.M. in the City Council Room of the Municipal Complex. The following items are on the agenda:

1. Approval of minutes from last meeting
2. Consideration of Final Plat for J.R. Young Addition, Owner/developer J.R. Young, represented by Ricky Hill of Satterfield Land Surveyors, Inc.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

3. Consideration for variance request for property located At 111 Vista Hills Blvd., Lot 4, Vista Hills Addition to change the side yard setback from 30 feet to 21 feet, represented by Troy Young, owner
4. Consideration for rezone request for property located in Rea Addition, Block L, Lots 1-3, and part of Lot 4, located at the corner of Teddy Street and North 28th Street, represented by Penny Wright. This rezone request is for possibility to build multi-family dwellings
5. Consideration for rezone request by Steve Matthews to rezone from I-2 to C-2 on property located as follows: Lots 1, 2, 3, 4, block 9, of the original town of Van Buren, Arkansas being a part of the Northeast Qtr. Of the Northwest Qtr. Of Section 25, Township 9 North, Range 32 West, and also the Northwest two-thirds of Lots 5, 6, 7, and 8 block 9, Original Town of Van Buren, Arkansas being a part of the Northwest Qtr. Of the Northeast Qtr. And the North east Qtr. Of the northwest Quarter, Section 25, Township 9 North, Range 32 West, address being 109 North 3rd Street. There was no comment as to what purpose the rezone request would serve.

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION RECONVENES:

6. Distribution of Master Street Plan Maps to Planning Commission
7. Any other business that comes before this Commission

PRESENT: Andrew Dibble, Chairman
Philip Bagby, Co-Chairman
Woody Nelson
Frank Newman
Sue Moore
Dorvan Wiley
John Symonds
Jay White

ABSENT: Mark Evans

OTHERS PRESENT: Ricky Hill, Satterfield Land Surveyors, Inc.
Troy Young
Penny Wright
Randy Scott
Brad Baldwin, City Engineer
David Martin, Chief Bldg. Inspector
Cami Brown, Recording Secretary

Chairman Andrew Dibble called this meeting to order at 7:00 P.M. First order of business was approval of minutes from the last meeting. Philip Bagby made a motion to accept the minutes as written. Frank Newman gave the motion a second, and the motion carried with a unanimous decision.

The next item was consideration of final plat for J.R. Young Addition, owner/developer J.R. Young, represented by Ricky Hill of Satterfield Land Surveyors, Inc. Ricky Hill commented all considerations discussed were met, and that a permit for the road was approved, verbally, earlier in the day. Brad Baldwin commented construction plans had been reviewed and approved. At this time Philip Bagby made a motion to approve this final plat. This motion was given a second by Woody Nelson, and the motion carried with a unanimous vote. This final plat will be recommended for consideration to the City Council.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

Troy Young came before the Commission with a variance request for property located at 111 Vista Hills Blvd., Lot 4, vista Hills Addition, to change the side yard setback from 30 feet to 21 feet, in order to construct a two-car carport in this location. After review, a motion was made by John Symonds to approve this variance. Sue Moore gave the motion a second, and the motion carried with a unanimous decision.

The next item for consideration was a rezone request for property located in Rea Addition, Block L, Lots 1-3 and part of Lot 4, located at the corner of Teddy and North 28th Streets. This request was by Penny Wright to rezone from R-1 to R-3 in order to construct a multi-family dwelling. After confirming this would not be a spot zone, as the property is adjacent to and across the street from R-3 property, a motion was made by Dorvan Wiley to approve this rezone request, and the motion was given a second by Woody Nelson. The motion carried with a unanimous decision. This rezone request will be recommended for consideration by City Council.

The next item on the agenda was a consideration for rezone request by Steve Matthews to rezone property from I-2 to C-2 for the purpose of demolishing the existing building on this property and erecting an office complex. After some review, it was discovered that the legal descriptions in the request, on the agenda, and in the public hearing publication differed. There was no representation for this rezone request present at the Planning Commission meeting. Frank Newman made a motion to table this request until next month, allowing for a correction on the legal description, a corrected public hearing notice to be published in the paper, and for Mr. Matthews to be notified there will need to be representation, on this request, present at the Planning Commission meeting. This motion was given a second by Dorvan Wiley, and the motion carried with a unanimous vote.

BOARD OF ADJUSTMENTS ADJOURNS PLANNING COMMISSION RE-CONVENES:

Next item for discussion was Master Street Plan Map the Planning Commission Working Group has been reviewing. Andrew Dibble pointed out suggestions that were discussed by the group were marked on the map. Chairman Dibble commented that having this pre-plan in place is important, as the State Highway Department looks at such plans while considering improvements, matching funds, etc. If the city has a master plan in place showing our intent and areas identified for improvement that match their criteria, then the Highway Department can move forward. Mr. Dibble commented the state is in the process of moving forward with a study for an exit and an entrance ramp at 16th Street by the High School, and also looking at taking the frontage road next to the eastbound exit from I-40 on Hwy. 59 to use as the exit and reduce congestion at that location. These two items have been added to this plan, along with several other areas of proposed improvement. The commissioners reviewed the map, and were all in approval of the additions that were made to this pre plan, and thanked Brad Baldwin, city engineer, for his work updating this map for their review. After some discussion it was decided this map needs to move forward to the City Council in hopes of the city adopting this plan. A public hearing will be held at the September meeting to obtain input on the Master Street Plan Map, in hopes a final draft can be done and recommended to City Council for approval. Dorvan Wiley commented the Planning Department should notify engineering firms and major developers along with the public hearing notice to be sure and give them the opportunity for input on this matter.

Andrew Dibble commented the working group is in hopes Mayor Freeman can attend their next meeting to discuss the annexation issue, which is the next item that needs to be addressed. Mr. Dibble commented the working group didn't feel like they could move forward with this matter until they had the Mayor's input.

Frank Newman commented the most concern he has received from citizens recently is on the levee situation, to which Brad Baldwin commented that an agreement has been reached, and with grants money and other funding, the levee will be certified, as the county and the city have signed contracts for this to move forward.

Brad Baldwin commented the Mayor wanted him to mention to the commissioners the price of asphalt has gone "through the roof" and this will be affecting a lot of projects, such as the 28th street project. He wanted to make the commissioners aware. Another matter the Mayor wanted mentioned is railroad crossings, and that A & M Railroad is working with the city to improve some of the crossings on major streets in the city.

At this time Dorvan Wiley made a motion to dismiss, and Sue Moore seconded this motion. This meeting was adjourned.

Andrew Dibble, Chairman

Cami L. Brown, Recording Secretary