

**PLANNING COMMISSION MEETING
NOVEMBER 3, 2008**

The Planning Commission held its monthly meeting Monday, November 3, 2008 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 last meeting
2. Public Hearing to discuss and take input on the Floodplain Ordinance for the City of Van Buren

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

3. Rezone Request by Eric Armstrong, represented by Ricky Hill of Satterfield Land Surveyors, Inc. to rezone property located at 1033 South 40th Street from the current zoning of C-2 to a zoning of R-3 for future residential living structure for a possible future parsonage
4. Variance Request by Andrew Fox, represented by Ricky Hill of Satterfield Land Surveyors, Inc. to change a side yard setback, and a rear yard setback for the purpose of construction of a new carport on an existing concrete slab.

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

5. Any other business that comes before this commission

PRESENT: Andrew Dibble, Chairman
Philip Bagby, Co-Chairman
Jay White
John Symonds
Dorvan Wiley
Mark Evans
Sue Moore
Woody Nelson
Cami Brown, Recording Secretary
Brad Baldwin, City Engineer
David Martin, Chief Building Inspector

ABSENT: Frank Newman

OTHERS

PRESENT: Todd Young
 Ricky Hill, Satterfield Land Surveyors, Inc.
 Larry Breeden

Andrew Dibble called this meeting to order at 7 P.M. First order of business was to approve the minutes from the last meeting. A motion was made by Sue Moore to accept the minutes as written; motion was given a second by John Symonds, and motion carried a unanimous vote.

The next item on the agenda was a public hearing to discuss and take input on the Floodplain Ordinance for the City of Van Buren. A motion was made by Dorvan Wiley to continue this public hearing until next month, as information was not available for review in time for commissioners and citizens to study information as needed before this matter was heard. This motion was given a second by Philip Bagby, and the motion carried with a unanimous vote. This item will appear on the December agenda of the Planning Commission.

PLANNING COMMISSION ADJOURNS BOARD OF ADJUSTMENTS CONVENES:

A rezone request by Eric Armstrong, represented by Ricky Hill of Satterfield Land Surveyors, Inc. was the next item for review. This request was for the rezone of property located at 1033 South 40th Street from the current zoning of C-2 to a zoning of R-3 for future residential living structure for a possible future parsonage. After some discussion, a motion was made by Dorvan Wiley to approve this rezone. This motion was seconded by Woody Nelson, and the motion carried with 6 (six) votes for, none against, and with John Symonds and Mark Evans abstaining from the vote due to conflict of interest.

The next item on the agenda was a variance request for property located at 522 South 7th Street by Andrew Fox, represented by Ricky Hill of Satterfield Land Surveyors, Inc. This variance request was for allowance of a carport to be constructed on an already existing concrete slab on the property that would have independent access from Sycamore Street from an already existing driveway. The request was for a 15 foot side yard setback to be made 13.2 feet along Lot 4, with lots 5 & 6 remaining at 15 feet. The request also was to change the rear yard setback from 15 feet to 12.8 feet. After some discussion, a motion was made by Sue Moore to approve this variance. This motion was given a second by Philip Bagby and the motion carried with a unanimous decision.

Under any other business Mark Evans commented the Planning Commission Working Group has invited David Martin to address the group at the next meeting. The review is on the zoning regulation that affects multiple buildings on one lot. The regulations request subdividing at this time. David Martin will give the group the reasoning behind the regulations being done in the manner that presently stands, and the group will be doing a study to see if alternative process is possible.

At this time Sue Moore made a motion to adjourn; the motion was given a second by Philip Bagby, and the motion carried with a unanimous vote.

Andrew Dibble, Chairman

Cami L. Brown, Recording Secretary