

PLANNING COMMISSION MEETING MINUTES

JUNE 3, 2008

The Van Buren Planning Commission held its monthly meeting Tuesday, June 3, 2008 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. Consideration of preliminary plat for Forest Oaks Lots 141-352, Tracts 1 & 2, developer Raush Coleman Southfield, represented by Ronnie Hawkins of Hawkins-Weir Engineers, Inc.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

3. Public Hearing on a variance request on property located at 513 South 4th Street, also known as Lot 1, Block 63, Original Town of Van Buren, Arkansas. Variance request has been submitted by Eric Armstrong, represented by Ricky Hill of Satterfield Land Surveyors, Inc.

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION RECONVENES:

4. Discussion of revision of Subdivision Regulations, under "I. General Provisions", page 4, item 15, "Subdivision". Discussion is to review possibly removing or redefining a portion of the definition of Subdivision.
5. Any other business that comes before this Commission

PRESENT:

Andrew Dibble, Chairman
Philip Bagby, Co-Chairman
Jay White
John Symonds
Dorvan Wiley
Sue Moore
Woody Nelson
Cami Brown, Rec. Sec.
David Martin, Chief Bldg. Inspector

Brad Baldwin, City Engineer
Don Jenkins, City Attorney

ABSENT: Frank Newman
Mark Evans

OTHERS PRESENT: Ronnie Hawkins, Hawkins-Weir Engineers
Cameron Hubbs
Ricky Hill, Satterfield Land Surveyors, Inc.
Mr. & Mrs. Bill Gaither
Renee Simpson
Kim Hesse

This meeting was called to order by Chairman Andrew Dibble at 7:00 P.M. First item for consideration was minutes from the previous month's meeting. Philip Bagby made a motion to accept the minutes as written. Sue Moore gave this motion a second, and the motion carried with a unanimous vote.

The next item for consideration was preliminary plat for Forest Oaks, Lots 141-352, Tracts 1 & 2, developer Rausch-Coleman Southfield, represented by Ronnie Hawkins of Hawkins-Weir & Associates, Inc. Mr. Hawkins commented requests were addressed that came from utilities. He commented the water and sewer plans will be done in accordance with requests made by that utility. Mr. Baldwin commented that 911 had three street names in this subdivision that need to be changed due to the fact the same names and numbers exist out in the county, and this would cause problems for the 911 system. Mr. Hawkins commented that Kim Hesse, representing Rausch-Coleman Southfield, had a list of possible street names, and that they would work through those street names that would be acceptable to the developer and 911. Mr. Hawkins commented they would also be addressing the detention basins, providing what is needed. A motion was made by Dorvan Wiley to accept this plat, with a Philip Bagby giving the motion a second. The motion carried with a unanimous vote.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

Next item was public hearing on variance request on property located at 513 South 4th Street, also known as Lot 1, Block 63, Original town of Van Buren, Arkansas. Variance request has been submitted by Eric Armstrong, and is represented by Ricky Hill of Satterfield Land Surveyors, Inc. Mr. Hill explained that an ordinance had recently been changed to make a commercial setback between structures 20 feet. Due to an oversight, the actual distance on one setback where construction is already underway is 15.3 at the closest point, so

Mr. Armstrong was requesting this variance. It was determined that the building meets the remaining setbacks, and that fire protection is not hindered by this situation. After some discussion Philip Bagby made a motion to grant this variance, and John Symonds seconded this motion. The motion carried a unanimous decision.

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION RE-CONVENES:

Under any other business, Renee Simpson addressed the commission about a conditional use permit request to run a children's clothing resale shop at her residence. Ms. Simpson's home is located across from an elementary school in the city, and this could cause the compounding of an already existing traffic flow problem. This was strictly an open discussion; the general consensus of this commission was they would be inclined not to approve this conditional use. Ms. Simpson thanked the commission, as she did not want to invest in the process if that was, in fact, the general consensus.

At this time, Ricky Hill approached the commission about a plat for Bob Null that Mr. Hill thought was going to be on the agenda for this meeting. Cami Brown commented there was nothing delivered to her to place this on the agenda. At this time Mr. Hill was allowed to address the commission on this plat. Mr. Hill explained that there were actually two plats involved, two tract splits. Mr. Bob Null is trying to purchase two pieces of property, one on the North side of a piece of property he already owns, and one on the South side of that piece of property. Mr. Hill commented that those were in the works, and have been to Subdivision. The individual is trying to combine all of his property, but he can't combine it until the other split is complete, and there is an issue with approving the other plat, due to a land lock created in that situation. After reviewing all these properties, proposed usage, identifying all allotments, and understanding the end result was being sought for Bob Null, the commission came up with a process to handle these plats without creating a landlocked situation, while complying with the Subdivision Regulations. No action was taken on this plat at this time. This plat will be presented to Subdivision later in this month.

Next item discussed under any other business was discussion of a possible rezone of property on North 12th Street in Van Buren, prospective developer Cameron Hubbs. The rezone is to allow multi-family to be constructed. Andrew Dibble commented that access and fire flow to the property was a concern. Mr. Hubbs commented he was aware this would have to meet all the codes, but his question to the commission was, did the commission look at this and see this as a "doable" plan. Mr. Hubbs wanted to get the feel of the commission on this

before investing in the project. After some discussion it was decided that Mr. Hubbs should bring this back for a public hearing for the rezone request.

Under any other business Chairman Andrew Dibble asked Sue Moore, Philip Bagby and Woody Nelson if they would consider serving another term on the Van Buren Planning Commission. These commissioner's terms end June 30, 2008. All three commissioners agreed to accept the position for another term, and at this time Andrew Dibble signed a letter requesting City Council to consider Sue Moore, Philip Bagby and Woody Nelson for another term on Planning Commission. This will be placed on the agenda for City Council later this month.

Item #4 on the agenda was now discussed, and this was the consideration of revising Subdivision Regulations, under "I. General Provision", page 4, item 15, "Subdivision". This discussion was to review possibly removing or redefining a portion of the definition of Subdivision. After some discussion, it was agreed a public hearing would need to be held in July to discuss the possibility of striking a portion of the definition of Subdivision which will do away with "when any one (1) of the resulting contiguous parcels in the ownership is reduced to less than five acres".

Under any other business the commission was informed that the Planning Commission Working Group took a portion of their last meeting to begin reviewing the Citywide Street Map to get some idea of what steps the city needs to begin planning for the future. Andrew Dibble pointed out different routes the group discussed. This project will be reviewed at the next working group meeting.

With no other business, at this time a motion was made to adjourn this meeting by Philip Bagby. This motion was seconded by John Symonds, and the motion carried a unanimous vote.

Andrew Dibble, Chairman

Cami L. Brown, Rec. Secretary