

**PLANNING COMMISSION MEETING MINUTES  
JANUARY 8, 2008**

The Van Buren Planning Commission held its monthly meeting Tuesday, January 8, 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. Preliminary Plat for Armstrong Tracts, contact Eric Armstrong, Represented by Ricky Hill of Satterfield Land Surveyors, Inc.

PLANNING COMMISSION ADJOURNS  
BOARD OF ADJUSTMENTS CONVENES:

3. Rezone request, Lot 1, Quail Creek Addition, owner Young & Young Development LLC, represented by Al Prieur, Prieur Engineering
4. Variance request, contact River City Coatings, Inc., represented by Hawkins-Weir Engineers, Inc., for property located at 306 Sycamore Street.
5. Variance request on property located at 2501 Fayetteville Road, owner Paul and Terri Loyd, request due to ordinance changes made since original construction on this property.
6. Rezone request, Northridge XI, developer Jimmy Bell, represented by Van Hale of Hoffman & Associates, Inc.
7. Rezone request, Northridge XII, developer Jimmy Bell, represented by Van Hale of Hoffman & Associates, Inc.

BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION CONVENES:

8. Public Hearing on an amendment to Ordinance 12A-1998, Administrative Ordinance
9. Public Hearing on an amendment to Ordinance 5-1980, an Ordinance entitled: An Ordinance to amend Ordinance 7-1963 for the Purpose of adding a "Historic District Zone" and for other purposes
10. Any other business that comes before this Commission

PRESENT: Andrew Dibble, Chairman  
John Symonds  
Mark Evans  
Sue Moore  
David Martin, Chief Bldg. Inspector  
Don Jenkins, City Attorney  
Cami Brown, Rec. Sec.

ABSENT: Philip Bagby, Co-Chairman  
Woody Nelson  
Frank Newman

OTHERS PRESENT: Jimmy Bell, developer  
Al Prieur, Prieur Engineering  
Van Hale, Hoffman & Assoc., Inc.  
Ricky Hill, Satterfield Land Surveyors  
Paul Loyd  
Dwight Hopkins, HDC Chairman  
Barry McCormick, Hawkins-Weir Engineering, Inc.

Chairman Andrew Dibble called the meeting to order at 7:00 P.M. Mr. Dibble apologized to all individuals with business with the Commission, as the Commission did not have a quorum present. There were only four members present at this meeting. He went on to comment that the Commission would not be able to act upon several items on the agenda due to this situation. Mr. Dibble went on to say that the first item, the minutes, could not be approved without a vote.

Chairman Dibble moved on to a variance request by Paul and Teri Loyd for property located at 2501 Fayetteville Road. This property meets the criteria for an Administrative Variance, which is being discussed in a public hearing at this meeting, and if recommended on to City Council, and if approved by City Council, would give Mr. Loyd the opportunity to acquire approval for his variance before the next Planning Commission meeting in February. At this time Chairman Dibble convened the Planning Commission to hold the Public Hearing on Ordinance 12A-1998, Administrative Ordinance to allow for variances that meet certain criteria to be approved administratively. The first criteria is the variance must be on property whose structure was existing prior to October 15, 2007, and basically it allows for Planning Staff to look at certain criteria that is listed in the ordinance, such as minimum lot requirements, setbacks, etc. At this time Chairman Dibble asked if there was any public input on this matter. Ricky Hill commented unless there is an extenuating circumstance, a variance would be handled through staff, to which Mr. Dibble replied correct, and if an

individual disagreed with staff finding, an individual could come to the Planning Commission. Mr. Dibble asked if anyone had any other comments, to which there was no reply. At this time Chairman closed the public hearing on this matter. The Commission voted unanimously to recommend these changes to Ordinance 12A-1998 to the City Council.

Next item was public hearing on an amendment to Ordinance 5-1980, an Ordinance entitled: An Ordinance to amend Ordinance 7-1963 for the purpose of adding a "Historic District Zone" and for other purposes. Mr. Dibble commented there were some zoning regulations put together in 1980 for Historic District, Ordinance 5-1980, yet this was never added to the Zoning regulations for the City of Van Buren. The changes to this ordinance would allow for some enforcement of regulations in the Historic District, and would make clear the rules for residency in this overlay district of the City of Van Buren. This district is zoned C-1 with residence allowed in the district. After some discussion, it was decided to change item 9b, eliminating items 1,2 & 3 under 9b, and replacing this with "for residential uses, the parking requirements are as follows: one off-street space per residential unit." With no other comments, this public hearing was closed. The Commission voted to recommend this amendment to the City Council for Ordinance 5-1980 with the changes discussed at this hearing.

Chairman Dibble commented that the Commission should have received an email from staff that Jay White would be recommended to City Council to fill the position on the Planning Commission.

At this time Al Prieur brought up the public hearing notices on items 3 through 7 on the Planning Commission agenda, where all items were advertised for public hearing, but now could not have action taken on them due to no quorum present at this meeting. It was agreed that public hearing could be held, then each item tabled until next month when a quorum was present to vote on each item. This action, according to the City Attorney, was acceptable. The Planning Commission held public hearing on all of the following items:

- Rezone request, Lot 1, Quail Creek Addition, owner Young & Young Development LLC, represented by Al Prieur, Prieur Engineering
- Variance request, contact River City Coatings, Inc., represented by Hawkins-Weir Engineers, Inc., for property located at 306 Sycamore Street.
- Variance request on property located at 2501 Fayetteville Road, owner Paul and Terri Loyd, request due to ordinance changes made since original construction on this property.

- Rezone request, Northridge XI, developer Jimmy Bell, represented by Van Hale of Hoffman & Associates, Inc.
- Rezone request, Northridge XII, developer Jimmy Bell, represented by Van Hale of Hoffman & Associates, Inc.

There were no comments on any of the above items, no adverse reaction to any of the items. The Planning Commission at this time closed the public hearing on the above items, and tabled the above items for the February meeting of the Commission, at which time a quorum should be present to vote on all the listed items.

At this time Ricky Hill requested, as a matter of record, if he would be allowed to bring before the Commission in the month of February, the Preliminary and the Final plats on item 2 of the Planning Commission agenda, Armstrong Tracts, contact Eric Armstrong, represented by Ricky Hill of Satterfield Land Surveyors, Inc. The Planning Commission agreed that due to the inconvenience of the situation, Mr. Hill could, in fact, bring as companion item to the next meeting, the Final Plat for Armstrong Tracts, so the developer would not be held up another month on this project.

At this time this meeting was adjourned.

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Andrew Dibble, Chairman

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Cami L. Brown, Rec. Sec.