

**PLANNING COMMISSION
MEETING MINUTES
OCTOBER 6, 2009**

The Planning Commission held its monthly meeting Tuesday, October 6, 2009 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

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

2. Request to close that portion of North 19th Street between Poplar and Baldwin Streets. This street lies within the limits of the proposed expansion of the King Elementary School site. Represented by Kyle Salyer of Hawkins-Weir Engineers, Inc.
3. Request to close that portion of alley between Lots 1 through 10 and Lots 11 through 20, Block 9, Fairmount Addition. This alley lies within the limits of the proposed expansion of the King Elementary School site. Represented by Kyle Salyer of Hawkins-Weir Engineers, Inc.
4. Request to consider rezone of the property described as 400 Block of North 19th and 20th Streets from present zoning of R-2 to Government zone G. Represented by Kyle Salyer of Hawkins-Weir Engineers, Inc.
5. Request to consider rezone of Lot 2 and Lot 3 – Quail Creek Addition. The property is currently zoned C-2, R-2 and R-3, and developer is requesting property be rezoned to R-3. Represented by Al Prieur of Prieur Engineering. Each living unit is listed with an alphabet address, and developer is Everett Hogan.
6. Request for variance by Mary L. Mondier, one variance is for a side yard setback from the required 7.5 feet to 5.3 feet, and the other request is for a front yard setback from the required 25 feet to 5.8 feet on property located at 810 Buena Vista, Van Buren, Arkansas.

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

7. Any other business that comes before this Commission

PRESENT: Andrew Dibble, Chairman
Philip Bagby, Vice-Chairman
Cami L. Brown, Recording Secretary

David Martin, Chief Building Inspector
Brad Baldwin, City Engineer
John Symonds
Dorvan Wiley
Mark Evans
Sue Moore
Woody Nelson
Clarke Moore

ABSENT: Jay White

OTHERS

PRESENT: Kyle Salyer, Hawkins-Weir Engineering, Inc.
Al Prieur, Prieur Engineering
Ricky Hill, Satterfield Land Surveyors, Inc.
Mary Mondier

Chairman Andrew Dibble called this meeting to order at 7:00 p.m. The first item for consideration was the minutes from the last meeting. John Symonds made a motion to accept the minutes as written, Dorvan Wiley seconded the motion, and the motion carried with a unanimous vote.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

The Board of Adjustments had several items for review. The first one considered was a request to close that portion of North 19th Street between Poplar and Baldwin Streets by the Van Buren School District, represented by Kyle Salyer of Hawkins-Weir Engineering, Inc. Mr. Salyer commented the VBSD is making the request as the street lies within the limits of the proposed expansion of the King Elementary School site. After some discussion and consideration of this project Philip Bagby made a motion to approve a recommendation to the City Council for consideration of this closing. Motion was given a second by Woody Nelson, and the motion carried a vote of 7 (seven) for approval, with John Symonds abstaining from this vote.

The next consideration by this Board of Adjustments was request to close that portion of alley between Lots 1 through 10 and Lots 11 through 20, block 9, Fairmount Addition, once again the request by the VBSD, represented by Kyle Salyer of Hawkins-Weir Engineering, Inc. This request is also connected to the expansion of King Elementary School by the VBSD. After some discussion, a motion was made by Philip Bagby to approve a recommendation to the City Council for consideration of this closing. This motion was seconded by Woody Nelson, and the motion was approved with a vote of 7 (seven) for and one abstention by John Symonds.

The next request for consideration by this Board was a rezone of the property described as the 400 block of North 19th and 20th Streets from the present zoning of R-2 to Government zone G. Once again this request came from the VBSD and was represented by Kyle Salyer of Hawkins-Weir Engineering, Inc. The rezone request was for the same project, the King School expansion. Philip Bagby made a motion to approve this request and recommend on to City Council, motion was seconded by Clarke Moore and this motion was approved with a vote of 7 (seven) for and one abstention by John Symonds.

A request for a rezone of Lots 2 and 3, Quail Creek Addition, represented by Al Prieur of Prieur Engineering, developer Everett Hogan. This property is currently zoned C-2, R-2 and R-3, and the developer is requesting property be rezoned to R-3. After review Dorvan Wiley made a motion to approve and recommend this rezone on to City Council. Sue Moore seconded this motion and the motion carried with a vote of 7 (seven) for and one abstention by Philip Bagby.

The next item for consideration was a variance request by Mary L. Mondier for two variances on the same property located at 810 Buena Vista in Van Buren. The request included a variance for a side yard setback from the required 7.5 feet to 5.3 feet, and another for a front yard adjustment from the required 25 feet to 5.8 feet. The request was to construct a carport over an existing driveway. After some discussion, Sue Moore made a motion to approve this variance, motion was seconded by Dorvan Wiley and the motion carried a unanimous vote.

BOARD OF ADJUSTMENTS ADJOURNS PLANNING COMMISSION RECONVENES:

Under any other business, Ricky Hill of Satterfield Land Surveyors, Inc., representing Eric Armstrong, developer, brought before this commission a request to make a change to the Master Street Plan classification for South 26th Street from Kibler Road to the Railroad Property. Mr. Hill commented the request is to declassify South 26th Street all the way to 13th and/or Wood Street from Kibler Road from a collector street and reclassify South 26th Street as a local street to make it feasible to develop this property. The client is willing to work with the city on development of South 26th Street; client will put up a performance bond for construction of that street. Mr. Hill commented that any water and sewer issues are being coordinated with the water department and these issues will be satisfactorily addressed by the developer. The City Engineer will have to approve plans. After some discussion a motion was made by Woody Nelson to recommend to City Council a change in the Master Street Plan to make South 26th Street a local street. This motion was seconded by Philip Bagby, and the motion carried with a vote of 7 (seven) for and one abstention by Mark Evans.

With no other business, this meeting was adjourned.

Andrew Dibble, Chairman

Cami L. Brown, Rec. Secretary