

**PLANNING COMMISSION MEETING  
JANUARY 6, 2009**

The Planning Commission held its monthly meeting Tuesday, January 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. Rezone Request by Lurna R. Brown for property located at 1403 Branch, Hardin Subdivision, to rezone property from C-2 to R-1 for purpose of selling the home located there. The property is under contract and the buyer's mortgage company requires R-1 zoning to qualify for their loan.
3. Rezone Request by Jubilee Christian Center for property located at 1600-1900 Liberty Lane from R1 to R3 for the purpose of constructing duplexes on the property

BOARD OF ADJUSTMENTS ADJOURNS  
PLANNING COMMISSION RECONVENES:

4. Public Hearing to amend C-2 zoning to include nursing homes, hospitals, doctors offices and dentist offices
5. Public Hearing to discuss and take input on the city land use map
6. Any other business that comes before this commission

PRESENT: Andrew Dibble, Chairman  
Philip Bagby, Co-Chairman  
Clarke Moore  
Woody Nelson  
Sue Moore

Mark Evans  
John Symonds  
Jay White  
Cami Brown, Rec. Sec.  
Brad Baldwin, City Engineer  
David Martin, Chief Building Inspector

ABSENT: Dorvan Wiley

OTHERS

PRESENT: Lurna Brown  
Mike Morrow  
Karl Vincent  
Dorothy Morrow  
Miller family  
Gerald Francis  
Donna Francis  
Bea McDonald  
Curtis McDonald  
Somboun Sivilay  
Addy Salong Sivilay  
Larry Bean  
Sonya Lovelaa  
Roger Lovelaa  
Kevin Porter  
John Liles  
Melinda Liles

Chairman Andrew Dibble called this meeting to order at 7:00 P.M. At this time Chairman Dibble, along with the other Commissioners, welcomed new Commissioner Clarke Moore to the Van Buren Planning Commission. Mr. Moore stepped up to fill the remainder of position vacated by Frank Newman in November of 2008.

The first order of business was approval of minutes from the December 2008 meeting. A motion was made by John Symonds to accept the minutes as written, motion was seconded by Philip Bagby and motion carried with a unanimous vote.

PLANNING COMMISSION ADJOURNS

## BOARD OF ADJUSTMENTS CONVENES:

Next item for consideration was a rezone request by Lurna R. Brown for property located at 1403 Branch, Hardin Subdivision, to rezone property from C-2 to R-1 for purpose of selling the home located there. It was determined that when Lurna R. Brown purchased this property, it showed the property residential in all the records. The property is under contract and the buyer's mortgage company requires R-1 zoning to qualify for their loan. After some discussion, Philip Bagby made a motion to recommend to City Council to approve this rezone request. This request was given a second by Sue Moore and the motion carried with a unanimous vote.

Next item for consideration was a rezone request by Jubilee Christian Center for property located at 1600-1900 Liberty Lane from R-1 to R-3 for the purpose of constructing duplexes on the property. Larry Bean commented with the number of his neighbors that turned out for this meeting to oppose this rezone request, he would ask the commission to allow him to withdraw this request, as Mr. Bean did not want to cause hard feelings and conflict with his good neighbors. Chairman Andrew Dibble stated the Planning Commission would accept the withdrawal. This rezone request was pulled from the agenda at this time.

## BOARD OF ADJUSTMENTS ADJOURNS PLANNING COMMISSION RECONVENES:

Next was a Public Hearing to amend C-2 zoning to include nursing homes hospitals, doctors offices and dentist offices. After some discussion, a motion was made by John Symonds to recommend to City Council to make this amendment to C-2 zoning. This motion was given a second by Woody Nelson, and the motion carried with a unanimous vote.

A Public Hearing on the current city land use map was the next item for discussion. Brad Baldwin commented the boundaries on this map were coordinated with the Crawford County Assessor's office information, which makes the map more accurate than it has been in previous years. After some discussion, Mark Evans made a motion to recommend to City Council to accept the changes to the city land use map. Woody Nelson gave the motion a second, and the motion carried with a unanimous vote.

Under any other business, the proposed floodplain ordinance that was tabled last month was brought back for continuing discussion. After some discussion, a motion was made by Philip Bagby to approve the proposed ordinance, which requires finished floor elevations of at least 1 foot above the base flood elevation in designated flood areas for residential/commercial buildings. This motion was given a second by Clarke Moore and motion carried with a unanimous vote. This proposed ordinance will be recommended to City Council.

With no other business for this commission to review or discuss, Clarke Moore made a motion to adjourn, motion was seconded by John Symonds, and motion carried with a unanimous vote. This meeting was adjourned.

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Andrew Dibble, Chairman

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Cami L. Brown, Recording Sec.