

PLANNING COMMISSION MEETING MINUTES
JUNE 2, 2009

The Planning Commission held its monthly meeting Tuesday, June 2, 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
2. Final plat for Lowder Tracts 1 through 4, represented by Ricky Hill of Satterfield Land Surveyors, Inc.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

3. Variance request by Bill Brooks to change the side yard setback
From the required 7 ½ feet to 1 foot on property located at 504 Pine Street, Van Buren, AR

BOARD OF ADJUSTMENTS ADJOURNS
PLANNING COMMISSION RECONVENES:

4. Discussion for term renewals for the following commissioners:
Andrew Dibble, Jay White, and Clarke Moore
5. Any other business that comes before this commission

PRESENT: Andrew Dibble, Chairman
Jay White
John Symonds
Dorvan Wiley
Mark Evans
Sue Moore
Woody Nelson
Clarke Moore
Cami Brown, Rec. Sec.
David Martin, Chief Bldg. Inspector

OTHERS PRESENT: Ricky Hill, Satterfield Land Surveyors, Inc.
Ronnie Hawkins, Hawkins-Weir Engineering, Inc.
Bill Brooks
Lisa Toth
Brenda Capitillo

ABSENT: Philip Bagby, Co-Chairman

This meeting was called to order at 7:00 PM by Andrew Dibble. First item for consideration was minutes from last meeting. A motion was made by Mark Evans to accept the minutes as written. This motion was seconded by Woody Nelson and motion carried with a unanimous decision.

Next item for consideration was final plat for Lowder Tracts 1 through 4, represented by Ricky Hill of Satterfield Land Surveyors, Inc. Ricky Hill commented water pressure was checked and okayed by Fred Snipes of Cedarville Water, and all requests made at Subdivision Committee meeting were met and reflected on this final plat. Cami Brown commented she would contact Fred Snipes for a letter to confirm water pressure comment and file. Sue Moore made a motion to approve this plat; motion was given a second by Clarke Moore, and the motion carried with a unanimous vote.

PLANNING COMMISSION ADJOURNS
BOARD OF ADJUSTMENTS CONVENES:

Next item for consideration was variance request from Bill Brooks to change the side yard setback from the required 7 ½ feet to one (1) foot on property located at 504 Pine Street in Van Buren, Arkansas. After review and discussion, Woody Nelson made a motion to approve this variance, with Dorvan Wiley giving the motion a second. A vote was taken and the motion was approved, with five (5) commissioners voting to approve variance and three (3) commissioners voting against.

BOARD OF ADJUSTMENT ADJOURNS
PLANNING COMMISSION RECONVENES:

Andrew Dibble requested at this time to move on to the other business not included on agenda for this meeting, the first item being a conditional use permit by Lisa Toth for a travel trailer to be used as a break room in the Industrial Park at B & W Plating Company. Cami Brown commented that public hearing notice was published on this matter, but the packets for the commission to review were not turned in to the Planning Office in time for mailing out. Lisa Toth commented she had the information with her at this time, but she had not had the required inspection by the Fire Marshal completed yet. A motion was made by Sue Moore to place this request on the agenda, and motion was seconded by John Symonds; motion carried with a unanimous vote. Next a motion was made by Dorvan Wiley to table this matter until next month. This motion was given a second by Mark Evans, and motion carried a unanimous vote. Lisa Toth may get her inspection by the Fire Marshal, get packets in to Planning Commission office in a timely manner and the matter will be revisited at the July meeting.

Next item under any other business was alley closing request for Butterfield Junior High, McGee Addition, City of Van Buren, represented by Ronnie Hawkins for Van Buren

School District. Mr. Hawkins commented this alley closing was reviewed by utilities, and there are no utilities in the alley. He then commented there is a sewer line in the alley, but it is considered private, so according to Gary Smith, Chairman of Subdivision Committee, they do not have to dedicate easement for that. John Symonds commented that the school needed to be made aware of this, as this sewer line used to be public. Mr. Hawkins commented he thought when the school made some additions, there was some re-routing as far as the sewer line, and that it used to extend past 11th Street. John Symonds commented the sewer line manhole was located just south of the new addition, and also about the center of the alley, and from that manhole to the 11th Street manhole should maybe responsibility of the city. Mr. Hawkins commented he would get back in touch with Gary Smith about the matter. David Martin commented in Subdivision meeting that Gary Smith commented when all the houses were torn down in this section for the school, this made the sewer line go away. Mr. Hawkins commented if it needs to stay public the provision would be made for an easement would be made up to the manhole. He then commented if it needed to stay private, they would be sure the school is made aware of that situation. A motion was made by Sue Moore to approve this alley closing with the provision(s) discussed being included. Woody Nelson seconded this motion, and the motion carried with seven (7) for, and John Symonds abstaining from the vote.

Final item for consideration was term renewals for Clarke Moore, Andrew Dibble and Jay White. A motion was made by Dorvan Wiley to renew these terms for the three individuals, motion was seconded by John Symonds, and the motion carried with 5 commissioners voting.

A motion was made by Dorvan Wiley to adjourn, motion seconded by Sue Moore, and motion carried a unanimous vote. This meeting was adjourned.

Andrew Dibble, Chairman

Cami L. Brown, Recording Sec.