

**SUBDIVISION COMMITTEE MEETING  
SEPTEMBER 20, 2006**

The Van Buren Subdivision Committee held its monthly meeting Wednesday, September 20, 2006 at 11 A.M. in the City Council Room of the Municipal Complex. The following items were on the agenda:

1. Approval of minutes from the last meeting
2. Meyers Addition, Block B, Lots 9A and 9B, owner Eric Armstrong, Represented by Ricky Hill of Satterfield Land Surveyors, Inc.
3. Meyers Addition, Block B, Lots 10A and 10B, owner Eric Armstrong, Represented by Ricky Hill of Satterfield Land Surveyors, Inc.
4. Briar Cliff Addition, Lot 11A, Tom Fite, owner, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
5. Lipe Tracts 1 & 2, owners Kevin & Sherry Lipe, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
6. Neidecker Tracts 1 & 2, owner John Neidecker, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
7. Faucher Tract 1, owner Velma Faucher-Allenbaugh, represented by Ricky Hill of Satterfield Land Surveyors, Inc.
8. Grandview Addition, Block 5, Lots 4A & 4B, contact Cheri Douglas, Bank of the Ozarks, represented by Ricky Hill of Satterfield Land Surveyors, Inc
9. Parkview West Tract D, Lots 30A, 30B, 31A & 37, represented by Al Prieur, of Hoffman-Prieur and Associates, Inc.
10. Pointer Trail Meadow, Lots 2A & 2B, represented by Al Prieur of Hoffman-Prieur and Associates, Inc.
11. Northridge Phase IX, Lots 285A & 286A, represented by Al Prieur of Hoffman-Prieur and Associates, Inc.

12. Any other business that comes before the Committee

PRESENT: Gary Smith, Chairman  
Cami Brown, Rec. Sec.  
David Martin, Chief Bldg. Insp.  
Brad Baldwin, City Engineer  
James Griffin, Fire Marshal  
Tom Timmerman, AVEC  
Dennis Maner, SBC  
Richard Weindel, SBC  
Darel Manus, Mun. Utilities  
Jim Almond, Cox Communications  
Ricky Hill, Satterfield Land Surveyors  
Al Prieur, Hoffman-Prieur & Assoc., Inc.

First item discussed was approval of minutes from last meeting. There were no comments, and minutes were approved and signed.

First plat reviewed was Meyers Addition, Block B, Lots 9A & 9B, being a replat of Lots 9, 11, 13 & 15, Block B, Meyers Addition. Electric service for this property is provided by OG&E, who was not represented at this meeting. A re-zone application to change this property from C1 to R3 will go in front of Planning Commission Oct. 3, 2006. James Griffin commented water supply runs along 11<sup>th</sup> Street. He also commented there was no fire hydrant available. Daryl Manus commented his department would look into this. After some discussion, the Committee decided to review both Meyers Addition plats together, as the only reason the lots were not all on one plat was strictly for lender purposes. Addressing would have to be in place before plats would be filed. After review, it was agreed that on the East side of each lot, Lots 9A, 9B, 10A and 10B, would be a 15' setback/utility easement. This plat will be handled as an Administrative Plat.

Next plat for review was Briar Cliff Addition, Lot 11A being a replat of Lots 11, 40 & 41, Briar Cliff Addition. After some discussion, it was decided the Horseshoe Drive would be removed, and this area be shown as just a driveway, and included as part of the lot. Brad Baldwin commented the County had never accepted this as a road, and the County wanted this removed. There were no other comments on this plat. This plat will also be handled as an Administrative Plat.

Next review was Lipe Tracts 1 & 2. Tom Timmerman commented AVEC has 20' right-of-way across the property, and this needs to be shown on the plat. However, this right-of-way is not on the Tract that was surveyed by Satterfield Land Surveyors, as Tract 2 was platted from a legal description and not surveyed. After some discussion, it was determined there were no other comments on this plat. This plat will be handled as an Administrative Plat.

Niedecker Tracts 1 & 2 was the next plat for review. There were no comments on this plat. This plat will be handled as an Administrative Plat.

Next plat up for review was Faucher Tract. After some discussion, it was decided to put a 7 1/2' easement all the way around the inside of this tract. There were no other comments on this plat. This plat will be handled as an Administrative Plat.

Next plat reviewed was Grandview Addition, Block 5, Lots 4A & 4B, being a replat of Lots 4 through 6, Block 5, Grandview Addition. There were no comments on this plat. This plat will be handled as an Administrative Plat.

Next plat reviewed was Parkview West Tract D, Lots 30A, 30B, 31A & 37. The electric utility in this area is OG&E, and OG&E was not present at this meeting. Gary Smith commented sewer line extension is required, and plat approval subject to review of construction plans.

Next was Pointer Trail Meadow, Lots 2A & 2B, a replat of Lot 2 Pointer Trail Meadow. Water for this property provided by Concord Water, and they were not present at this meeting. All right-of-ways and easements were provided previously in this area, therefore no comments on this plat. This plat will be handled as an Administrative plat.

Next plat for review was Northridge Phase IX, Lots 285A & 286A, replat of Lots 285 & 286. The purpose of this plat was to give three feet from Lot 286 to Lot 285. There were no comments on this plat. This plat will be handled as an administrative plat.

With no other business, this meeting was adjourned.

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Gary Smith, Chairman

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Cami L. Brown, Rec. Sec.