

Russellville Planning Commission Minutes
August 22, 2020 @ 5:30 p.m.

The Russellville Planning Commission held a virtual meeting on Monday August 24, 2020 at 5:30 p.m.

Members

Present

Chairman- Wendell Miller
Vice-Chairman Don Jacimore
Secretary Nathan Barber
Luke Duffield
Larry Smith
Cody Black
Shirley Hatley
Council Liaison Justin Keller
Justin Cothren

Members Absent:

Jim Lanier

Also present: Mayor Richard Harris, City Attorney Trey Smith, City Planner Sara Jondahl, City Engineer Glenn Newman, Fire Marshal Richard Setian, Planner I Victoria Marchant, Flood Manager Ben Gray, Permit Clerk Kelsey Dinkel, Betsy McGuire, Jim Lynch/City Corporation, Lisa Huelle, Suzanne Alford-Hodges, Michael (Brad) Everett, and Ross Dirks

Welcome Visitors

The First Order of Business is a request to review and approve the minutes of the Planning Commission July 27, 2020 meeting.

Commissioner Smith made the motion to approve the minutes as written. The motion was seconded by Commissioner Black and approved unanimously.

The Second Order of Business is a Final Plat of Brookview Estates Phase VI. Submitted by Barrett & Associates on behalf of William Thornsberry.

City Planner Jondahl stated that the applicant has submitted to go before the council due to this Final Plat substantially complying with the preliminary plat that was approved back on September 24, 2018 and then revised on April 22, 2019. City Planner Jondahl said that as she was doing her final check off to make sure that staff had completed everything, it was noted that the right-of-way at South Tulsa and South Utah had never been vacated. Confirming with the City Attorney a final plat process does not automatically vacate right-of-way and is requesting that this application be tabled at this meeting and will be heard concurrently when Barrett & Associates applies for the vacation of right-of-way to be presented next month. At that time, both of these items will move to the City Council in October. City Planner Jondahl stated that as we move forward, there may be a special

cause meeting, because this should have been caught with the preliminary plat back in September of 2018. City Planner Jondahl said due to this, staff is asking that this be tabled at this time.

Commissioner Jacimore made the motion to table. The motion was seconded by Commissioner Duffield. and approved unanimously with Commissioner Black abstaining

The Third Order of Business is an application for a Special Use Permit to allow operation of a Travel Center in a C-2 located at 215 SE 331. Submitted by Texas Republic Signs on behalf of Pilot Travel Centers, LLC #430. (SP.20.07.190)

City Planner Jondahl said that this an application to allow continuation of the Truck Stop/Travel Center and Auto Service Station at its current location. When they first applied for permits, we did not complete the special use permit process. As you know, this was only brought to light because of the sign variance application that you approved previously in the Board of Adjustment meeting at 5:00 pm tonight. City Planner Jondahl stated that all of the facilities are already there, and they do already have sidewalks in front of the location.

Staff recommends approval of this special use permit as a result of the findings that the building and use is comparable with other uses and structures in the area; and current traffic routes are constructed in such a way to handle the traffic from the business; and public facilities already service this location.

Commissioner Duffield made the motion to approve. The motion was seconded by Commissioner Cothorn and approved unanimously.

The Fourth Order of Business is an application for a Special Use Permit to allow operation of Storage Building/Container Sale or Rental business in a C-2 located at 2808 S. Arkansas Ave. Submitted by Ross Dirks. (SP.20.07.189)

City Planner Jondahl said that this is a permit request to sell outside storage buildings along South Arkansas Ave. just south of the Atwoods retail store. This is located in the Arkansas River Industrial District where you find landscaping companies, Atwoods Farm Supply store, Auto Service Station and vehicle sales. Also, Greenway Equipment is going in at the adjacent property near Lock and Dam Road, which is a farm equipment sales company. Previously, Al Pledger Motors was located on this lot as an auto sales company.

The proposed use of the property allowing the sale of outdoor storage buildings remains in line with the Land Uses for a Highway Commercial District. The Table of Permitted Uses states that Storage Buildings / Containers Sale or Rental are special uses within the C2 zone. A special use permit has never been issued for the site. In January 2019 the property was vacant and up for sale. Later in 2019 a similar operator moved his business onto this site. However, given the unusual character of some of these operations and being that a special use permit is required, it gives us the authority to have special

consideration given to each application so as to provide for such reasonable conditions and protective restrictions as are deemed necessary to protect the character and integrity of the area in which uses are proposed to be located.

City Planner Jondahl also stated that the site plan attached with this application shows that they propose to retain the existing structure on the property, which meets commercial code requirements. They will also be utilizing the back 2.32 acres as a showcase area for the storage buildings. The area in front of the existing building is paved, however, striped parking is not currently there. Parking is being proposed to include 7 parking spaces, one of which will need to be designated ADA parking with an access aisle and ADA access to the structure will need to be available. ADA requirements for parking and building access require a slope not to exceed 1:2.

Sidewalks are not required in the Arkansas River Industrial District, with the exception of this side of Arkansas Ave for the construction of the multi-use trail when the requirements of 3.21.1(C) are met. This application does not meet the requirements of 3.21.1(C) therefore the multi-use trail construction will not be required.

City Planner Jondahl said that Public Works and Engineering listed a comment on this application that stated any work done on the site will require a clearing and grading permit.

City Planner Jondahl said that adequate drainage must be maintained with existing drainage being conveyed through the property. Also, any gravel storage areas are to be completely fenced. As listed in the report, staff recommends approval of this special use permit with the following condition: 1. No more than 10 buildings located along the frontage adjacent to Arkansas Ave; AND 2. Ensure adequate drainage conveys across the property since the owner has already highlighted to staff that several drainage issues exist. We want to ensure that the drainage continues to convey through the property; AND 3. Install a sight obscuring fence for the gravel areas of the property; OR pave the drive aisle surrounding the buildings in a fashion that is shown on the 2019 aerial provided by Google. This aerial shows that there was once more grass and a drive aisle. Staff is stating that if the applicant does not want to fence the entire gravel area, but the applicant is paving that drive aisle surrounding the buildings, it would be considered sufficient.. 4. Any work done on site will require a clearing and grading permit.

City Planner Jondahl said that as a result of the findings 1. The building and use is comparable with other uses and structures in the area; and 2. Current traffic routes are constructed in such a way to handle the traffic from the business; and 3. Public Facilities already service this location.

Chairman Wendell Miller asked the Applicant, Ross Dirks if he had any comments to add, and he responded that he had no comments and reaffirmed that City Planner Jondahl's staff report was enough.

Commissioner Larry Smith asked if this location needed to have drainage work completed.

City Planner Jondahl confirmed that condition is only if they do work on the site. At that time, they would need to obtain a clearing and drainage permit and to maintain the drainage that conveys through the property.

Commissioner Smith made the motion to approve. The motion was seconded by Commissioner Black and approved unanimously with Commissioner Duffield abstaining.

The Fifth Order of Business is an application for a Special Use Permit to allow issuance of a Tower Use Permit for a 100' monopole commercial communication tower located at 634 W 5th Street in an R-3. Submitted by Cellco Partnership d/b/a Verizon Wireless on behalf of Bridge Church. (SP.20.04.181) Item 5 was requested to be TABLED at the April, May, and June meetings.

City Planner Jondahl stated that she did not have a report for this order of business. Staff has spoken to the applicant's attorney and they have requested to table. Their intent is to be heard at the September hearing and they should have the information that staff has requested on alternate locations for us to review and provide recommendations.

Commissioner Duffield made the motion to table. The motion was seconded by Commissioner Hatley and approved unanimously.

Meeting adjourned.

Chairman Wendell Miller