



January 24, 2011

The Russellville Planning Commission will hold its Regular Meeting on Monday, January 24, 2011, at 5:30 p.m., in the Council Chambers of City Hall.

PLANNING COMMISSION AGENDA

Welcome Visitors

1. **Welcome Burke Larkin as Liaison for the Planning Commission.**
2. **A request to review and approve the minutes of the October 25, 2010 Regular Meeting.**
3. **A request to review and approve the minutes of the December 27, 2010 Regular Meeting.**
4. **(A). Tabled from February 22, 2010 Planning Commission Meeting. A request to review and recommendation of approval to the City Council for a Special Use Permit to allow operating a truck terminal in a C-2 for property located at 5575 Hwy 7 North, submitted by Dennis Lee and Edward Lee. (SP.10.01.72)**
(B). A request to review and approve a variance from the Zoning Code Commercial Building Design Article 3.20.5 Design Standards: that no finished façade be required for property located at 5575 Hwy 7 North, submitted by Dennis Lee and Edward Lee.
5. **A request to review and recommendation of approval to the City Council a petition to abandon a portion of a 20-foot alleyway between Lots 1,2,11, and 12, and between Lots 4,5,8, and 9, being between the east 32 feet of Lot 8 and the west 34 feet of Lot 9, all in Block 18, of the J.L. Shinn Addition, lying north of East "B" and between So Hartford and South Greenwich, submitted by Dave Garza of Barrett & Associates on behalf of Leon Koerth. (SD.11.01.68)**

- 6. A request to review and recommendation of approval to the City Council a petition to abandon a 20 foot alleyway between Lots 5,6,7, and 8, Block 11, J.L. Shinn Addition lying south of East Parkway between North Greenwich Avenue and North Hartford Avenue, submitted Dave Garza of Barrett & Associates on behalf of Gregg Standridge and John Cheatham. (ST.11.01.69)**
- 7. A request to review and recommendation of approval to the City Council to rezone R-2 to C-2 to allow an electrical supply business, located on East 16th Street in the 800 Block, also part of the SE ¼ of the SE ¼ of Section 9, T-7-N, R-20-W, submitted by Dave Garza of Barrett & Associates on behalf of Ray Lee Robinson. (ZO.11.01.148)**
- 8. A request to review and recommendation of approval to the City Council for a Special Use Permit to allow property to be used for sales, rental, and repair of construction equipment in a C-2, for property located at 370 Lakefront Drive, submitted by Bill Sullivan, on behalf of J.A Riggs Tractor Company. (SP.11.01.85)**
- 9. A request to review and approve a variance from the Zoning Code Commercial Building Design Article 3.20.5 Design Standards: that no finished façade be required for property located at 4200 Block of East Main Street, submitted by James Coutts. (SP.11.01.86)**
- 10. A request to review and recommendation of approval to the City Council for rezoning presently R-2 (airport) to M-1 (airport), property east of airport and parallel to the railroad, submitted by Bobby Day, on behalf of the Russellville Airport. (ZO.11.01.149)**

Russellville Planning Commission Minutes

January 24, 2011 @ 5:30 p.m.

The Russellville Planning Commission met in its regular meeting on Monday, January 24, 2011, at 5:30 p.m., in the Russellville City Council Chambers.

Members Present

Chairman Bill Sparks	Richard Perkins
Vice-Chairman Jimmy Davenport	Jimmy Sims
Secretary Aldona Standridge	Nimesh Patel
Eric Westcott	Gaylon Smith
Dennis Boyd	
Burke Larkin, Council Liaison	

Also present: Mayor Eaton, Aldermen Knost and Horton, Council Liaison Larkin, Jim Coutts, David Garza, Bill Sullivan, Bobby Day, City Attorney Trey Smith, City Planner David Harris, Planning Asst. Lequitta Jones, CDD Brian Holstein, and PWD J.L. Martin.

WELCOME

First Order of Business: Alderman Burke Larkin was welcomed as City Council Liaison to the Planning Commission.

Second Order of Business: Review and approve the minutes of the October 25, 2010 Regular Meeting. Commissioner Patel made the motion to approve the minutes as written. Commissioner Standridge seconded the motion and it passed unanimously.

Third Order of Business: Review and approve the minutes of the December 27, 2010 Regular Meeting. Commissioner Patel made the motion to approve the minutes as written. Commissioner Smith seconded the motion and it passed unanimously.

Fourth Order of Business (A). Tabled from February 22, 2010 Planning Commission Meeting. A request to review and recommend to City Council approval for a Special Use Permit to allow operation of a truck terminal in C-2 zone for property at 5575 Hwy 7 North, submitted by Dennis Lee and Edward Lee. (SP.10.01.72)

Mr. Lee, d/b/a Lee's Trash Service, said his plans are to use the property for a small office and truck terminal with a three-bay repair shop for solid waste trucks. The trucks will be parked in the back of the shop and all other activities will be inside the shop. No repairs will take place outside, and no inoperative trucks would be stored onsite. Any dumpsters or other stored materials or equipment will be inside or behind the building.

At Technical Review Mr. Lee pulled the recycling request, stating that current plans did not include recycling, but that it might be added in the future. Mr. Harris stated that he felt it was a bad idea to give open-ended approval for activities that may or may not

occur in the future, and that if such approval were given it would need to specifically describe the nature of approved activities. If Mr. Lee decides at some point to initiate a recycling business he will need to come before the Planning Commission for the special use permit for recycling. Mr. Harris said a simplified stormwater plan was needed.

There followed a general discussion of what the proposed facility might look like from the public right-of-way, particularly if Mr. Lee intended to store items outside as is done at the current facility on West Main Street. Mr. Perkins made the motion to approve the request subject to any and all outside storage of containers, equipment, etc. (other than the parking of the operable solid waste trucks) being screened from view from Arkansas Highway 7. Mr. Westcott seconded the motion and passed unanimously.

(4B). A request to review and approve relief from the listed standards of Zoning Code Section 3.20 Commercial Building Design, to allow a Non-Standard Commercial Building. Mr. Lee is requesting that he be allowed to construct a steel building without finishing the front façade with any of the materials listed under Zoning Code 3.20.5.

Mr. Lee said existing commercial buildings around his site all have metal façades.

Mr. Perkins stated once you start waiving requirements you've got to start waiving all over the place and the City needs to start enforcing its regulations. Mr. Perkins said he sympathized with Mr. Lee's situation, but that the City has to start somewhere.

Mr. Perkins made the motion to deny the request. Mr. Smith seconded the motion and it passed unanimously.

Fifth Order of Business: A request to review and recommendation of approval to the City Council a petition to abandon a portion of a 20-foot alleyway between Lots 1, 2, 11, and 12, and between Lots 4, 5, 8, and 9, being between the east 32 feet of Lot 8 and the west 34 feet of Lot 9, all in Block 18, of the J.L. Shinn Addition, lying north of East "B" and between So Hartford and South Greenwich, submitted by Dave Garza of Barrett & Associates on behalf of Leon Koerth. (SD.11.01.68)

Mr. Dave Garza on behalf of Leon Koerth pulled the alley closing with intention of resubmitting to close the whole alley instead of a portion.

Sixth Order of Business: A request to review and recommendation of approval to the City Council a petition to abandon a 20 foot alleyway between Lots 5, 6, 7, and 8, Block 11, J.L. Shinn Addition lying south of East Parkway between North Greenwich Avenue and North Hartford Avenue, submitted Dave Garza of Barrett & Associates on behalf of Gregg Standridge and John Cheatham. (ST.11.01.69)

Mr. Dave Garza on behalf of Gregg Standridge and John Cheatham pulled the alley closing with intention of resubmitting to close the whole alley instead of a portion.

Seventh Order of Business: Request to review and recommend approval to Council to rezone property located on East 16th Street in the 800 Block from R-2 to C-2, submitted by Dave Garza of Barrett & Associates on behalf of Ray Lee Robinson. (ZO.11.01.148)

The only issue noted was Mr. Perkins said his concern was more spot zoning. City Planner Harris said it technically was not spot zoning, but rather a creeping expansion of C-2 zoning further along 16th Street into what was primarily a residential area. Mr. Harris stated his concern about C-2 expanding further and further from Highway 7-T into the neighborhood, but that no opposition had been raised by adjoining property owners, including the nearby churches.

Mr. Westcott made the motion to recommend to Council approval of the requested rezoning. Mrs. Standridge seconded the motion and it passed with Davenport, Standridge, Sims, Boyd, Patel, Smith, Westcott voting for and Perkins voting against.

Eighth Order of Business: A request to review and recommendation of approval to the City Council for a Special Use Permit to allow property to be used for sales, rental, and repair of construction equipment in a C-2, for property located at 370 Lakefront Drive, submitted by Bill Sullivan, on behalf of J.A Riggs Tractor Company. (SP.11.01.85)

Mr. Sullivan said the company was planning to move from the current location on South Arkansas to Lake Front Drive. Plans are to sell the parcel between the current building and the Honda shop. A Commissioner asked about possible impacts of heavy trucks on area streets, and whether the longer trucks could make the necessary turns to get in and out of the property and through nearby intersections. Mr. Sullivan stated that most trailers would be 52' or less and weigh less than 80,000 pounds, and that many such trucks currently operate locally. Maybe twice a year trailers over 80,000 lbs. would be used, but a state permit is required in such cases, and the state dictates the route.

Mr. Perkins made the motion to recommend Council approval of the Special Use Permit as requested. Mr. Patel seconded the motion and it passed unanimously.

Ninth Order of Business: A request to review and approve relief from the listed standards of Zoning Code Section 3.20 Commercial Building Design, to allow a Non-Standard Commercial Building in a C-2 Zone at 4200 East Main Street, submitted by James Coutts. (SP.11.01.86)

Mr. Coutts said the property was near the edge of the city limits and that surrounding metal buildings had no finished façade.

Mr. Perkins agreed with Mr. Coutts' observation about the surrounding buildings, but still opposed granting the waiver. Mr. Perkins further said that he was sorry, but felt the City had let too much stuff slip. He stated we have codes and we need to stick to them. Mr. Davenport said due to the location of this building and the surrounding metal buildings that the Commission might consider recommending approval to use finishing materials from the Zoning Code list of acceptable materials on only a portion of the front façade

rather than all the way up to the eaves. Mr. Coutts stated that that would save him some expense, but not much. Once the crews are onsite, going all the way to the eaves would not be much more expensive than facing a part of the wall.

Mr. Perkins made the motion to recommend denial of the request. Mr. Westcott seconded the motion and it passed with Sims, Boyd, Perkins, Patel, Smith and Westcott voting yes and Standridge and Davenport voting no.

Tenth Order of Business: A request to review and recommend approval to the City Council for rezoning a portion of the airport property that includes the most recent runway expansion from R-2 to M-1, submitted by Bobby Day, on behalf of the Russellville Airport. (ZO.11.01.149)

Mr. Day asked to correct this agenda item, which shows the location of the property as “east of the airport”. The property in question is a part of the airport, and it already in use for airport operations. Mr. Day said he noticed a few months ago that part of the airport property was zoned incorrectly and he was just trying to set everything in order.

Mrs. Standridge made the motion to approve the M-1. Mr. Patel seconded the motion and it passed unanimously.

Bill Sparks, Chairman