Russellville Planning Commission Minutes
September 27, 2010 @ 5:30 p.m.

The Russellville Planning Commission met in its regular meeting on Monday, September 27, 2010, at 5:30 p.m., in the Russellville City Council Chambers.

Members Present

Chairman Bill Sparks	Vice-Chairman Jimmy Davenport
Secretary Aldona Standridge	Nimesh Patel
Gaylon Smith	Richard Perkins
Eric Westcott	Jimmy Sims
Dennis Boyd	Trey Smith, City Attorney
Robert Wiley, Council Liaison	

Also present: City Planner David Harris, Planning Assist. Lequitta Jones, Brian Holstein/Building Official, John T. Krentz, Steve Gibson, and Randy Guthrie.

WELCOME

The First Order of Business was a request to review and approve the minutes of the August 23, 2010 Regular Meeting. Mr. Westcott made the motion to approve the minutes as written. Motion was seconded by Mr. Patel and passed unanimously.

The Second Order of Business was a request to review/approve Flying J Travel Plaza Minor Subdivision at Highway 331 and I-40, submitted by Jim Higby, of Cornerstone Land Surveying, Inc., on behalf of Pilot Travel Centers, LLC. (SD.10.09.233)

No one was present at the meeting to represent the Flying J Travel Plaza.

City Planner Harris stated this is a 3 lot subdivision south of 331 just north of I-40. Further stated there may be water issues, but can be addressed in building process.

Commissioner Perkins made the motion to approve the subdivision as presented. The motion was seconded by Commissioner Patel and passed unanimously.

The Third Order of Business was a request to review and approve a Special Use Permit to allow an off-premise sign to be located at 1810 South Arkansas Avenue in a C-2 District submitted by Randy Guthrie. (SP.10.09.81)

Mr. Harris explained that off-premise signs have generally been approved to assist drivers in locating a hard-to-find use that is a block or two off a major road near the requested sign. In this case, the sign advertises a business that is 2-3 miles away.

Mr. Guthrie said the sign had been up for 10 to 15 years when Chicken Mart was built. He stated that after he purchased the property, he sold a portion, retaining the property with the sign. A few weeks ago, an AHTD employee said the sign was in the right-of-

way, so after receiving a go-ahead from Brian Holstein, Mr. Guthrie stated that he moved the sign. Mr. Guthrie stated that he had moved the sign as he was told, and now he is told that the sign is not legal. He stated that he was requesting a special use permit from the City, so that he could apply for a permit from the State.

Mr. Gibson (Owner of barber shop on property surrounding subject sign) objected to the sign, stating that since Hwy-7 is a scenic highway this sign is not permitted. Mr. Gibson stated that the sign could not be considered to grandfathered in, as permits for such signs must be renewed every two years, which has not happened with the subject sign.

City Attorney Trey Smith said the state will not issue a permit for this sign.

Commissioner Davenport made the motion to table the request until the applicant brings proof of a state permit from the appropriate division of AHTD. The motion was seconded by Commissioner Sims and passed unanimously.

The Fourth Order of Business was a request for input from Staff and Commissioners before proceeding with the plans for a Planned Unit Development (PUD) for Russellville Steel Company for a proposed location Hwy 7 South next to Sorrells Body Shop, submitted by Dave Garza of Barrett & Associates on behalf of RSC. (ZO10.09.147)

Dave Garza on behalf of the developer would like to get some input before proceeding further. He stated this proposal fits criteria #3 of the Zoning Code. The solution would be to develop a place where small businesses do not need a large start-up loan to start. One way is through the use of a Property Owners Association where infrastructure and development costs are shared by all the owners thus reducing the need of a high cost loan on any one parcel. This would make it affordable to a small business owner.

City Planner Harris requested that all Commissioners should review Section 2.16.2 to ensure that review of the proposal as a PUD is appropriate. After discussion, Mr. Sparks spoke for the Commission that they need more input from the city staff.

The Fifth Order of Business Tabled from the July 27, 2009 Regular Planning Commission Meeting was to revisit amending the Zoning Code regarding the proposed addition of landscaping requirements.

Tabled until next month.

Meeting Adjourned.

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Bill Sparks, Chairman