

**Russellville Planning Commission Minutes**  
**August 26, 2019 @ 5:30 p.m.**

The Russellville Planning Commission held its regular meeting on Monday, August 26, 2019 at 5:30 p.m. in the Russellville City Hall Council Chambers.

**Members Present**

Chairman Wendell Miller  
Vice-Chairman (Vacant)  
Secretary Nathan Barber  
Jim Lanier  
Don Jacimore  
Justin Cothren  
Luke Duffield  
Shirley Hatley  
Larry Smith

**Members Absent**

Council Liaison Eric Westcott  
Karen Yarbrough (Resigned 08-26-2019)

**Also present:** Mayor Richard Harris, City Attorney Trey Smith, City Planner Sara Jondahl, Public Works Director Kenneth Duvall, City Engineer Glenn Newman, Building Official Brian Holstein, Planning Assistant Lequitta Jones, and Jim Lynch/City Corp, Zayne Bryson/City Corp, Dave Garza of Barrett & Associates, Martha Wilson, Pauline Wilson, Corey Wheeler, Brandee Wheeler, and Daniel Helfin.

**Welcomed Visitors**

Welcomed: Commissioner Larry Smith to the Planning Commission.

**The First Order of Business** was a request to review and approve the minutes of the Planning Commission July 22, 2019 meeting.

Commissioner Cothren made the motion to approve the minutes as submitted. The motion was seconded by Commissioner Jacimore and passed unanimously.

**The Second Order of Business** was a request to table by Dave Garza of Barrett & Associates. A request to review and approve a large-scale development for Innovation Industries Inc., located at 3500 East Main Street. Submitted by Dave Gaza of Barrett & Associates. (DV.19.08.160) (For record only: Reviewed as a Sketch Plat #3)

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

**The Third Order of Business** was a request to discuss Innovation Industries Inc. Sketch Plat, located at 3500 East Main Street. Submitted by Dave Garza of Barrett & Associates. (DV.19.08.160)

Planner Sara Jondahl said they changed this application because they needed a few more items to turn in for a large-scale development review. I have made comments on what is needed in the staff report. It is going to be a very nice addition to the structure. I have made several recommendations that I have for their large-scale development when they submit next month.

Dave Garza said we wanted to bring this in front of you so you can start looking at the project. It is going to be a great improvement to Innovation Industries. Right now it looks like a warehouse. We have a few things that we have to get so we decided to put it in front of you anyway just for a sketch plat.

No action needed.

**The Fourth Order of Business** was a public hearing requesting review and approval for a special use permit to operate an auto repair shop, located at 605 Reasoner Lane. Submitted by Corey Wheeler. (SP.19.08.170)

City Planner said this is an application for continuation of an automobile repair shop to do business at a location where previously an automobile repair shop, HVAC business, and a law office has been located. The application for special use permit is because there was a lapse in a period of time of doing business at this location. This building has been on this property since 1992, is approximately 6,000 square foot, and it is in the Highway Commercial Interchange Zone for Highway 7. There is a commercial property zone to the west, north, and east. And across the street is ATU's and it has residential R-3 properties zoned. The proposed use is an automobile repair shop and it remains in line with the uses in a Highway Commercial Interchange District. You will note that adjacent uses include Victory Baptist Church, Tena's Gymnastics Studio, and just down the road is Cowell Steel Structures, a fitness studio, and a fabricating business being worked out of a garage. The property to the south is ATU and currently we do not know what their plans are for that portion of the property, which is undeveloped at this time.

Prior to issuances of use and occupancy permits, City Staff will require site plans to account for storm water compliance, as well as compliance with current building codes, fire codes, and to verify adequate parking. It is the staff's recommendation that we would approve this special use permit for this auto repair business as they are in compliance with the ordinances of the City of Russellville.

Mr. Corey Wheeler said he had nothing to add.

Commissioner Lanier made the motion for approval. The motion was seconded by Commissioner Duffield and passed unanimously.

**The Fifth Order of Business:** Pulled due to the approval by the City Council at its August 15, 2019 meeting. A public hearing requesting review and recommendation for approval to amend the Russellville Zoning Code 1966, in regard to establish the Small Wireless Facility Deployment Act. – Planner Sara Jondahl (MS.19.08.93)

No action needed.

Meeting adjourned.

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Chairman Wendell Miller