

PLANNING COMMISSION
MINUTES
FOR MEETING HELD MAY 26, 2009

MEETING: Shown herein is a summary of action taken at the Pine Bluff Planning Commission Meeting held May 26, 2009 at 4:00 p.m. in the City Hall Chambers.

QUORUM: Those members present included: Lou Taylor, Joe Clement, Frank Hartwick, Edward Long, Evelyn Blunt, Don Scott and Gordon Reese

OTHERS

PRESENT: Others present include: Jerre George, Regional Planner, Lakishia Hill, Zoning Official, and other concerned citizens.

CALL TO

ORDER: Chairman Taylor called to order the Pine Bluff Board of Zoning Adjustment meeting for May 26, 2009.

**CONSIDERATION
OF MINUTES:**

April 2009 minutes were adopted.

OLD BUSINESS:

NONE

NEW BUSINESS:

Item 1: Use Permit on Review request by CASA to construct a women's shelter in a B-4 commercial zone on the northeast corner of 13th Avenue and State Street.

Mr. Fred Reed spoke for this request.

Mr. Reed stated that the reason for the UPOR request is because the B-4 zone did not include women's shelter as an approved use. He believes that because this particular location is on the fringe of residential and business zones makes it a good location for CASA. They have a good reputation where they are currently located.

Commission Chair Taylor asked if commissioners had any questions of Mr. Taylor.

Commissioner Clement asked Mr. Reed if he was aware of the "no chain link fence" regulation.

Mr. Reed explained the layout of the building and informed the commission that they have visited several facilities. There was fencing around the facilities. CASA may consider an opaque fence across the front but not a chain link fence.

Commission Chair Taylor asked Mr. Reed what is the estimated cost.

Mr. Reed answered approximately 1.7 million dollars for the structure with furnishings, and with everything else the cost will be around 2.5 million dollars. It will help the area in looks and it will be a great thing for Pine Bluff.

Commission Chair Taylor asked if there were more speakers for or against the request. Since there were none, he asked for staff's recommendation.

Regional Planner George stated that this is a really good location for the proposed location. The only comment is that no chain link fence or sharp edged fence be installed along the street side. Staff recommends approval of the request.

Commission Chair Taylor asked if commissioners had any questions of staff. Since there were none, he asked for a motion on staff's recommendation.

Commissioner Reese started the motion in favor of staff's recommendation.

Commissioner Blunt seconded the motion.

Commission Chair Taylor asked if there was any discussion of the motion. There was none.

Commissioner Commission Chair Taylor asked all in favor of the motion to signify by saying "Aye". Then all opposed to signify with the same sign. The item was approved unanimously.

Item 2: Street closing request by CASA to close Alabama Street from E. 12th Avenue north for 160 feet.

Mr. Fred Reed spoke for this request.

Mr. Reed stated that the street dead-ends and by closing the alley they will acquire additional green space and open air space.

Commission Chair Taylor asked if the adjacent property owner is listed on the request.

Regional Planner George answered yes.

Commissioner Reese asked if CASA owns the facilities where they currently reside.

Mr. Reed answered yes and stated they will be looking to sell that location.

Commission Chair Taylor asked if there were any questions of Mr. Reed from the commissioners. Since there were none, he asked if there was anyone else to speak for or against the street closing. Since there were none, he asked for staff recommendation.

Regional Planner George stated that staff recommends approval of the street closing subject to an easement for utilities.

Commission Chair Taylor asked if commissioners had any questions of staff. Since there were none, he asked for a motion on staff recommendation.

Commissioner Long started a motion to approve the request subject to staff recommendation.

Commissioner Scott seconded the motion.

Commission Chair Taylor asked if there was any discussion of the motion. There was none.

Commission Chair Taylor asked all in favor of the motion to signify by saying "Aye". Then all opposed to signify with the same sign. The item was approved unanimously subject to staff recommendations.

Item 3: Use Permit on Review request by Lester's Learning Academy (Johanna Lester) to operate an in-home day care at 1100 Belmont Drive in an R-1 residential zone.

Mrs. Johanna Lester spoke on behalf of this request.

Mrs. Lester stated that she would like to open a family daycare home.

Commission Chair Taylor asked if there were any questions of Mrs. Lester from commissioners. Since there were none, he asked if there were more speakers for or against the request. Since there were none, he asked for staff recommendation.

Regional Planner George stated that if the request is approved, the size of the house allows the care of up to eight children. Staff feels that the location is acceptable for an in-home daycare facility. The property is on a street that goes all the way through. The problem with the request is that it does not meet parking requirements behind the front yard setback. Therefore staff recommends the request be denied.

Commission Chair Taylor asked if the owners installed parking on the left side of the house for linear parking, would that satisfy the parking requirement.

Regional Planner George stated that at some point the carport was enclosed. Because no permits were purchased for the enclosure, we don't know when it was enclosed. As a result there is no parking behind the front yard setback. Two spaces are required for the home. Parking can not be stacked. The spaces are supposed to be side by side to function as two spaces. Parking could be installed on the south side of the house or the existing parking could be widened.

Commissioner Clement asked if additional parking was installed would it meet the ordinance and be a good location.

Zoning Official Hill stated that adding to the existing parking will not make the parking comply with ordinance because it will not be located behind the front yard setback.

Regional Planner George stated that because the house originally had a single parking space there is leeway to be granted. If there was parking installed on the south side of the yard it would probably not be utilized. It is not good to pave the entire front yard and if parking is installed you want it to be used. The purpose of the parking is to keep people from parking on the street to drop off their kids.

Commissioner Long asked if there are setback requirements in the Belmont Subdivision. He stated that you can not build up to the property line.

Regional Planner George stated that you can pave up to the side property lines. It is not considered a structure unless it has a roof. Paving can go to the property line.

Commissioner Reese stated that the front yard setback is twenty-five feet.

Commissioner Long stated that he was referring to the side yard setback.

Commissioner Hartwick asked if the commission had stated previously that there could be no backing into the street when children were dropped off.

Regional Planner George said that was not a requirement for the daycare family home. Not backing onto a street was a requirement for daycare centers but the commission can impose that restriction on busy streets for daycare family homes.

Mrs. Lester stated that she can get four vehicles in her driveway at one time. She explained that the garage was already enclosed when she purchased the home.

Commission Chair Taylor stated that if Mrs. Lester was going to keep eight children and all eight children came in one vehicle there would not be a problem but that is not how it is going to be.

Commission Chair Taylor asked if there were more speakers for or against the request. Since there were none, he asked for staff recommendation.

Regional Planner George stated that staff recommends denial due to lack of the parking.

Commissioner Clement suggested Mrs. Lester is given a month to come back with a parking plan for the home occupation.

Commissioner Long asked if Mrs. Lester would have to get signatures from adjacent property owners.

Regional Planner George answered no. Adjacent property owners were notified of this public hearing and no one came to speak against the request. The commission can approve the request subject to an approved parking plan.

Commissioner Clement made a motion to table the request for one month to give Mrs. Lester time to come back with a parking plan.

Commissioner Blunt seconded the motion.

Commission Chair Taylor asked if there was any discussion of the motion. Since there was none, he asked all in favor of the motion to table the request for one month to signify by saying "Aye". Then all opposed to signify with the same sign. The motion to table was unanimously approved. The request was tabled for one month.

Item 4: Street name change request by the City of Pine Bluff, to rename Fig Street as it runs north from its intersection with 6th Avenue to its terminus to Levert Blunt Jr. Drive.

Commission Chair Taylor asked if there was anyone present to speak for the request. Since there was none, he asked for speakers against the request. Since there were none, he asked for staff recommendation.

Regional Planner George stated that changing the name of Fig Street would not be a hindrance to public safety. She said that personally she would like to see him honored. Professionally speaking it is a tree named street and changing the name will not alter a neighborhood identity. There is only one home that is addressed to the street and they have been notified. Staff recommends approval of the request.

Commissioner Clement jokingly asked if the street would be named Mr. and Mrs. Levert Blunt Jr. Drive.

Commission Chair Taylor asked if there were any further questions of staff. Since there were none, he asked all in favor of staff recommendation to signify by saying "Aye". Then all opposed to signify with the same sign. The request to rename Fig Street to Levert Blunt, Jr. Drive was unanimously approved.

Item 5: Street name change request by the City of Pine Bluff, to rename Jean Street to Gwen Buckingham Drive.

Commission Chair Taylor asked if there was anyone present to speak for the request. Since there was none, he asked for speakers against the request. Since there were none, he asked for staff recommendation.

Regional Planner George stated that there is only one house on the block. The house will probably be demolished when the superblock is developed. The developers of the superblock are not against the street name change but staff has received a letter requesting a delay in the name change. The delay would allow time to research the

current street name. Staff feels that the city needs to establish a policy for street name changes because it causes problems with 911 and utility addressing.

Commission Chair Taylor acknowledged a speaker in the audience.

LaJuan Roaf stated that she would like to see the city consider placing information about the people in the local museum because naming a street does not tell anything about the person.

Regional Planner George stated that staff does not have a problem with the renaming request and had recommended in favor of the request until receipt of the objection, which makes sense. Physically renaming Jean Street will not cause a problem.

Commission Chair Taylor asked if Mr. Turner and Garner can do what they have to do in a month.

Regional Planner George stated that she doubts it and does not know how long it would take to research the street.

Commissioner Reese stated that he agrees there should be a slow down on name changes but now is not the time to do it. The commission has already approved three street name changes. The commission can't stop with this request. After this request the commission can develop a plan for street name changes.

Commissioner Reese started a motion on staff recommendation to rename Jean Street to Gwen Buckingham Drive.

Commissioner Scott seconded the motion.

Commission Chair Taylor asked if there was any discussion of the motion. Since there was none, he asked all in favor of staff recommendation to signify by saying "Aye". Then all opposed to signify with the same sign. The motion on staff recommendation was unanimously approved. The request to rename Jean Street to Gwen Buckingham Drive was approved.

COMMITTEE REPORTS:

NONE

PLANNING DIRECTORS REPORT:

NONE

ADMINISTRATIVE MATTERS:

Commission Chair Taylor established a committee to develop guidelines with rules and regulations for street renaming. The committee will consist of Commissioner Evelyn Blunt and Commissioner Frank Hartwick with the assistance of staff.

OPEN DISCUSSION:

Open discussion was held.

ADJOURNMENT:

Commission Chair Taylor entertained a motion to adjourn.

The motion was made and seconded.

Commission Chair Taylor adjourned the meeting.

THESE MINUTES ARE ADOPTED THIS 30TH DAY OF JUNE 2009.

CHAIRMAN

SECRETARY