

PLANNING COMMISSION
MINUTES
FOR MEETING HELD JUNE 30, 2009

MEETING: Shown herein is a summary of action taken at the Pine Bluff Planning Commission Meeting held June 30, 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, 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 Planning Commission meeting for June 30, 2009.

**CONSIDERATION
OF MINUTES:**

May 2009 minutes were adopted.

OLD BUSINESS:

NONE

NEW BUSINESS:

Item 1: Use Permit on Review request by Edna Lindsey DBA Destiny “The Salon of Purpose”, to operate a beauty salon at 47 N. Richard in an existing beauty shop building on an R-1 residential zoned lot.

Mrs. Edna Lindsey of 47 N. Richard Street spoke for this request. She stated that she is requesting to open a beauty salon.

Commission Chair Taylor asked if commissioners had any questions of Mrs. Lindsey.

Commissioner Hartwick asked if the salon was separate from the house.

Commission Chair Taylor answered yes and asked when the salon building was built.

Mrs. Lindsey stated it was built in 1958.

Commission Chair Taylor asked Mrs. Lindsey if she had gotten an occupation license.

Mrs. Lindsey stated she is waiting for Planning Commission approval.

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 since the building previously existed, staff recommends the UPOR be approved with the conditions that the building is not expanded and no additional stylists are added.

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 Hartwick 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 request was unanimously approved.

Item 2: Use Permit on Review request by Canco, Inc. to utilize a parcel of land and existing building for storage and repair of equipment and vehicles. The subject property and building is located at 4814 West Barraque in an R-1 residential zone.

Mrs. Tara Reynolds spoke for this request.

Mrs. Reynolds stated that her father has owned the property since 1982. 4814 West Barraque was Canco's main location until the business moved down the road. Canco continued to utilize the building for storage purposes until Canco moved back into the business and later moved back out. The property has always been used by Canco but a license was not kept for the location. Mrs. Reynolds stated that they are asking to utilize the building again and obtain a license.

Regional Planner George stated that the building was used for storage and mechanical for Canco. The building can also be leased if the applicants choose because it is a commercial use. Therefore, staff recommends approval of the UPOR request, subject to any outside storage of vehicles or equipment being located behind an opaque (privacy) fence similar to the one required for the salvage yard on Blake Street. The fence shall not be located in the front yard setback. If the location is used for car repair, the property can not be utilized for salvage of vehicles.

Commissioner Hartwick asked if the "X" marked on the site plan where staff recommends a fence be placed.

Regional Planner George answered no. She explained the “X” represents where the existing fence is located. Regional Planner George asked Zoning Official Hill where cars are to be kept while being stored on the property for repair.

Zoning Official Hill stated that vehicles on the lot for repair are to be kept in a screened holding yard.

Commission Chair Taylor asked if commissioners had any further 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 Blunt 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.

COMMITTEE REPORTS:

Commissioner Blunt stated that she is looking into the Legislature’s view on street renaming. She will report on the issue at the next meeting.

PLANNING DIRECTORS REPORT:

Regional Planner George stated that she has been working with Community Development to establish an overlay district in the University Park area along the highway and the areas close to the lake. She hopes to have something to present at the next meeting. Also, she informed the Commission that our ordinances need to be reworked and updated in the areas of parking, home occupation and signs.

Commissioners agreed that something should be worked up for the Commission’s review prior to being presented to the Council.

ADMINISTRATIVE MATTERS:

NONE

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