

# **Russellville Planning Commission Minutes**

**June 27, 2016 @ 5:30 p.m.**

The Russellville Planning Commission held its regular meeting on Monday, June 27, 2016 at 5:30 p.m. in the Russellville City Hall Council Chambers.

## **Members Present**

Chairman Dennis Boyd  
Vice-Chair Doug Skelton  
Todd Meimerstorf

Mike Wilkins  
Nathan Barber  
Council Liaison Freddie Harris

## **Members Absent**

Secretary Wendell Miller  
Peggy Stratton  
Shirley Hatley  
John Whiteside

**Also present:** Acting City Planner Benjamin Lykins, Planning Assistant Lequitta Jones, Jim Lynch/City Corp, Alderman Bill Eaton, Building Official Brian Holstein, City Attorney Trey Smith, Robert Hopson, Randall Hopson, Mike Robberson, Diane Bubbus, and Dawn Moore.

Welcome

**The First Order of Business** was a request to review and approve the May 23, 2016 minutes.

Commissioner Wilkins made the motion to approve the minutes as written. The motion was seconded by Commissioner Meimerstorf and passed unanimously.

**The Second Order of Business** was a public hearing requesting review and a recommendation of approval for a special use permit to operate a small engine repair, for property located at Building #3, 511 Weir Road in a C-2. Submitted by Diane Bubbus. (SP.16.06.148)

Acting City Planner Benjamin Lykins said the location of this property is 511 Weir Road. The applicant is David and Diane Bubbus requesting a Special Use Permit for a small engine repair shop. The property is currently zoned C-2. The adjacent uses are general commercial and office uses to the south, large industrial warehouse and open display commercial sales of farm equipment to the north, an array of food/banking/retail services to the east and a mattress retailer to the west. The adjacent zoning is C-2 and R-3 to the north. The area to the northwest is zoned for R-3, but a significantly wooded area exists between the two uses such that there should be minimal impact of noise being an issue in the future if the area were to develop. The request is to use the existing warehouse space for the creation of an automotive repair shop. Specifically, the business would focus on small engine repair. The Comprehensive Plan calls for this area to be office, but the planned use was determined prior to the I-40 off ramp and

associated commercial development occurred. The character of the area has shifted significantly since the plan was made. As such, this designation should be considered outdated. The site is currently zoned C-2 allowing the site to be used as an automotive shop if a Special Use Permit is granted. Although similar facades exist in the complex there are several different uses. The uses range from martial arts instruction to window tinting. Outdoor storage cannot be used in areas indicated for required parking.

Ms. Diane Bubbus said the location will be used for a small engine repair. The exterior of the building will be clean, spotless, no trash, no equipment or parts will be stored on the outside of the building, and all the work will be done inside the building. The vehicles they are working on will be stored inside.

Acting Planner Lykins said the applicant had been asked to provide a dimensioned drawing of the site showing property lines before a recommendation for approval or denial can be made. He said since this is an existing building, if the commission is comfortable not having the drawing then it does not need to be tabled. It would be *recommended approval* with the required provision of no outside storage of equipment, no operation of the use outside of the building; door closed during operation of the business and parking area is to be used only as parking.

Commissioner Wilkins asked Ms. Bubbus if fuel would be stored inside of the building. Ms. Bubbus said, "no." Mr. Wilkins further stated the Comprehensive Plan was outdated and that he believed the building fits this use.

Commissioner Wilkins made the motion to approve with conditions as recommended by the staff. The motion was seconded by Commissioner Meimerstorf and passed unanimously.

Meeting Adjourned

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Chairman Dennis Boyd