

# Russellville Planning Commission Minutes

January 22, 2018 @ 5:30 p.m.

The Russellville Planning Commission held its regular meeting on Monday, January 22, 2018 at 5:30 p.m. in the Russellville City Hall Council Chambers.

## **Members Present**

Chairman Wendell Miller

Steve Hubbard

Vice-Chair Frank Russenberger

Karen Yarbrough

Secretary Nathan Barber

Don Jacimore

Council Liaison Larry Brown

Luke Duffield

## **Members Absent**

Shirley Hatley

John Whiteside

**Also present:** Mayor Randy Horton, City Engineer Kurt Jones, Fire Marshal Richard Setian, City Attorney Trey Smith, Jim Lynch/City Corp, Zane Bryson/City Corp, Planning Assistant Lequitta Jones, and John Clarke.

## Welcome

**The First Order of Business** was to welcome Don Jacimore and Luke Duffield to the Planning Commission.

**The Second Order of Business (Agenda Item #2)** was election of 2018 officers.

Commissioner Yarbrough made the motion to elect Nathan Barber as Secretary. The motion was seconded by Commissioner Hubbard and passed unanimously.

Commissioner Hubbard made the motion to elect Commissioner Russenberger as Vice Chairman. The motion was seconded by Commissioner Yarbrough and passed unanimously.

Commissioner Yarbrough made the motion to elect Wendell Miller as Chairman. The motion was seconded by Commissioner Hubbard and passed unanimously.

**The Third Order of Business (Agenda Item #1)** was a request to review and approve the December 18, 2017 minutes.

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

**The Fourth Order of Business (Agenda Item #3)** was a public hearing requesting review and a recommendation of approval for a special use permit to operate a gas and convenience store (Casey's General Store) for property located at the corner South Arkansas Avenue/Hwy 7 and Bernice Avenue (3633 Bernice Avenue). Submitted by Kevin McClafin of Morrison Shipley Engineers on behalf of Catalonian, Inc. (SP.18.01.158)

City Engineer said the staff report covers items 3 and 4 on the agenda. The first portion of the staff report covers the special use permit which is required for this project because of the fuel sales. One thing we can look at as far as the special use permit is to request additional provisions in the site plan. The staff requested additional landscaping on the site, which the applicant has provided. Both Planner Walden and I have reviewed the plan and we are comfortable with what they presented for the landscaping. They have submitted a complete set of construction drawings with the landscaping shown as well. The recommendation is approval for the special use permit.

Commissioner Hubbard asked if there would only be one entrance and exit coming out on Bernice?

Kevin McClafin of Morrison Shipley Engineers on behalf of Casey's General Stores said we are proposing one full entrance drive off of South Arkansas and two entrances proposed off of Bernice, one is going to be a right-in and right-out only because of that median. And then one farther to the east will be full access.

Commissioner Russenberger made the motion to approve the permit as requested. The motion was seconded by Commissioner Hubbard and passed unanimously.

**The Fifth Order of Business (Agenda Item #4)** was a request to review and approve a Large-scale Development Casey's General Store in a C-2, for property located at 3633 Bernice Avenue. Submitted by Kevin McClafin of Morrison Shipley Engineers on behalf of Catalonian, Inc. (DV.18.01.153)

City Engineer Jones said this is a gas, service station, convenience store approximately 4500 square feet. There were a couple of issues that came up in the initial review of the project that the applicant has satisfied. There is one outstanding issue and that is related to City Corporation; it involves sewer access to the property, which they will have to have worked out prior to getting a building permit for the site. They are working with City Corporation and adjoining landowner to get an easement to run a sewer main to provide sewer service for the project. Other than that they have met all our codes and requirements for the site for the zoning.

Commissioner Russenberger asked City Corp personnel if they foresee any problems getting the sewer main to that area? Jim Lynch of City Corp said the sewer is not a problem.

Mr. John Clarke asked if there would be any drainage issues? City Engineer Jones said they have submitted a drainage report for this. They have provided on-site detention. It is going to be underground detention. They have addressed the drainage issues. In related to this site specifically they won't increase any runoff, in fact they will be decreasing runoff from this site.

Commissioner Hubbard made the motion to approve the request as submitted. The motion was seconded by Luke Duffield and passed unanimously.

Meeting adjourned.

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Chairman Wendell Miller