

Russellville Planning Commission Minutes

April 23, 2018 @ 5:30 p.m.

The Russellville Planning Commission held its regular meeting on Monday, April 23, 2018 at 5:30 p.m. in the Russellville City Hall Council Chambers.

Members Present

Chairman Wendell Miller
Secretary Nathan Barber
Steve Hubbard
Shirley Hatley
Karen Yarbrough
Luke Duffield
John Whiteside
Don Jacimore
Council Liaison Larry Brown

Members Absent

Frank Russenberger

Also present: Mayor Randy Horton, Juliet B Richey/Garver, City Attorney Trey Smith, Junior Marpel/Operation Manager, Fire Marshal Setian Jim Lynch/City Corp, Zane Bryson/City Corp, J. Dave Garza, and Planning Assistant Lequitta Jones.

Welcome

The First Order of Business was a request to review and approve the minutes of the March 26, 2018 Regular meeting.

Commissioner Hubbard made the motion to approve the minutes as written adding City Corporation letter of response to the PUD Hudson Harbor/Ronnie Birge on Page 5. The motion was seconded by Commissioner Duffield and passed unanimously.

Record Only: City Corp letter of response is on file at the Planning Department office.

The Second Order of Business was a request to approve Sunrise Addition Phase III Preliminary Plat located south of the County Fairgrounds and north of East 16th Street. Submitted by Dave Gaza of Barrett & Associates on behalf of CB Partnership, LLC. (SD.18.04.336)

2a. A request for a waiver from underground electric service requirement for Sunrise Addition Phase III Preliminary Plat.

Planner Juliet B. Richey of Garver said this request is to allow construction of a 31 lot single-family subdivision on 8.24 acres as a continuation of the Sunrise Estates Subdivision. The applicant is requesting waiver of the underground electric

requirements. This is requested as a continuation of a previous waiver granted for the subdivision. The applicant has addressed most of the outstanding comments and issues. The staff does recommend approval of the waiver and the preliminary plat with some contingencies listed are:

- 1) Replat Tract A into an amended Lot 73R.
- 2) Work with City Staff to develop a suitable solution for drainage on Lot 39.
- 3) Complete additional analysis verifying the adequacy of building line locations and recommending Finished Floor Elevations for lots located along Whig Creek Tributary 4 north of the detailed FEMA flood study boundary (lots 74-80).

Dave Garza of Barrett & Associates said we are submitting the preliminary plat for Sunrise Estates. It fits the same pattern as the plat that was approved back in 2008, but since it has been such a long time Engineer Kurt Jones wanted us to start over with the preliminary plat when we did Phase II. So that is what brought Phase III as a preliminary plat too. As far as the flood zone we don't have any problem with that request made by Planner Richey.

Chairman Miller open the floor up for the public hearing. No one spoke on this item.

Commissioner Jacimore asked Mr. Garza about the waiver for the underground electric service, why we are not doing the underground utilities if that is the direction we want to go.

Mr. Garza said Phase I was built with overhead electric and Phase II was approved with a variance last year. We are requesting a variance for Phase III to allow overhead service to be consistent with Phase I and Phase II.

Commissioner Hubbard made the motion to approve with contingencies:

- 1) Waiver 2a: Allow above ground electric utilities similar to Phase 1-2.
- 2) Replat Tract A into an amended Lot 73R.
- 3) Work with City Staff to develop a suitable solution for drainage on Lot 39.
- 4) Complete additional analysis verifying the adequacy of building line locations and recommending Finished Floor Elevations for lots located along Whig Creek Tributary 4 north of the detailed FEMA flood study boundary (lots 74-80).

The motion was seconded by Commissioner Hatley and passed unanimously.

The Third Order of Business was a request to table: A request to discuss amending the Zoning Code in regard to the following: 1) parking surfaces and parking requirements, 2) amending the Special Use Permit process to eliminate the requirement for City Council review and approval, 3) alter the non-conforming provision, 4) permanent installation of a food truck court(s), and 5) AIRBNB (Short-term Rentals). (MS.17.10.89)

Commissioner Hubbard made the motion to table until next month. The motion was seconded by Commissioner Hatley and passes unanimously.

Motion to adjourn.

Chairman Wendell Miller