

Russellville Planning Commission Minutes
July 22, 2019 @ 5:30 p.m.

The Russellville Planning Commission held its regular meeting on Monday, July 22, 2019 at 5:30 p.m. in the Russellville City Hall Council Chambers.

Members Present

Chairman Wendell Miller
Vice-Chairman Frank Russenberger
Secretary Nathan Barber
Jim Lanier
Don Jacimore
Justin Cothren
Council Liaison Eric Westcott

Members Absent

Luke Duffield
Shirley Hatley
Karen Yarbrough

Also present: Mayor Richard Harris, Planner Kevin M. Gambrill/Garver, City Attorney Trey Smith, Public Works Director Kenneth Duvall, City Engineer Glenn Newman, City Planner Sara Jondahl, Building Official Brian Holstein, Planning Assistant Lequitta Jones, and Dave Garza of Barrett & Associates.

Welcome Visitors

The First Order of Business was a request to review and approve the minutes of the Planning Commission June 24, 2019 meeting.

Commissioner Lanier made the motion to approve the minutes as submitted. The motion was seconded by Commissioner Jacimore and passed unanimously.

The Second Order of Business was a request for review and recommendation of approval for: *AN ORDINANCE TO MODERNIZE THE CURRENT AIRPORT ZONING TO CORRELATE TO THE CHANGES AT THE RUSSELLVILLE MUNICIPAL AIRPORT SINCE THE ORIGINAL AIRPORT ZONING IN 1987; REPEALING ORDINANCES 1243, 1264, AND 1272 AND FOR OTHER PURPOSES.* - City Attorney Smith

Contract Planner Gambrill said this draft ordinance removes several definitions / sections that were previously included, including those items relating to Board of Adjustments and Variances. Further, the draft ordinance add several definition / sections that were not included previously, including Federal Aviation Administration and Russellville Airport. The added / removed language was in response to recommendations by Staff after the first submittal due to existing FAA law having appeal / waiver authority, and not the City of Russellville. The draft ordinance provides

for exception to height limitation of 50 feet above the surface of the land. The draft ordinances provides for non-conforming uses in two scenarios: Regulations not retroactive, and Marking and Lighting.

Recommendation is approval. The staff will ensure all proposed structural improvements are reviewed by the Airport Authority. Staff will request a digital copy of any CAD / GIS files used to create the final approval Airport Zones as defined in Section 5 of the accompanying ordinance.

City Attorney Smith said when we looked at this I got with the Airport Director Frazier and worked on a few things, as Planner Gambrill said the appeal process needs to go, it goes to the Board of Adjustment, that were the things that were taken out with this new ordinance. The Airport Commission has changed and the old ordinance reflected how they were an autonomous body versus now they are an advisory board. There were a few things changed on elevations that had changed since this was written. We have modernized to meet and add more drawings and tables to go with the ordinance to update it for current usage.

Planner Gambrill noted: Generalized Existing Zoning: This was provided by the airport consultant, and shows an area immediately east of the airport runway #25 zoned "Heavy Industrial". The actual zoning for this area is R-2, and is shown as orange on the site graphic in this report. Future Land Map classification is industrial for the land in question, whereas the underlying R-2 zoning should be changed to M-1 accordingly. Staff should consider this change in light of the approach zone and its relationship to the area.

Commissioner Lanier made the motion to approve. Commission Cothren seconded the motion and passed unanimously.

The Third Order of Business was a request to close a portion of a 60-foot ROW running east to west located in Block 11 and part of Block 17 of the Mary A Russell's Addition and also a part of the SW ¼ of Section 4, T-7-N, R-20-W (El Paso Avenue). Submitted by Chris Abbington on behalf of James R. Lee. (ST.19.07.94)

Contract Planner Gambrill said there is a 60 foot wide by approximately 120 foot deep ROW. It is an existing ROW as an extension of "E" Street, if it were to cross El Paso Avenue, you would not know it was there because right now there is an existing parking lot on the north side of the Health Department. The applicant is representing ATU and they would like to go ahead and purchase that. They would formally vacate this right-of-way that is platted. It is in the floodplain. It is not a floodplain development matter, however, the Army Corp of Engineers is working with the City Engineer and City Public Works Staff on existing improvements to the stream improvements to improve the flow and hydraulic along Prairie Creek. We are requesting they delineate and save 25 feet from the back side of inward for maintenance and utility placement and ongoing work.

City Engineer Newman said the 25-foot top bank will be established from the new bank not the old bank.

Commissioner Lanier made the motion to approve. Commission Cothren seconded the motion and passed unanimously.

Meeting adjourned.

Chairman Wendell Miller