

**PLANNING COMMISSION  
MINUTES  
January 6, @ 5:30 p.m.**

The Planning Commission held a meeting on Tuesday January 6, 2022 at 5:30 p.m. in  
City Hall Council Chambers.

**Commissioners Present**

Chairman Wendell Miller  
Secretary Justin Cothren  
Larry Smith  
Cody Black  
Shirley Hatley  
John Choate  
Eric Westcott (City Council Liaison)

**Commissioners Absent**

Vice-Chairman Jacimore  
Luke Duffield  
Cheryl Monfee

**Visitors Present:**

City Attorney Trey Smith, City Planner Sara Jondahl, Planner I Victoria Marchant, Flood Manager Ben Gray, Engineering Technician Armando Diaz, Jim Lynch with City Corporation, Zayne Bryson with City Corporation, Ron Hughes, Allen Miller, Karen Lee, Steve Hodges, and David Garza with Barrett & Associates,

**Welcome Visitors**

**The First Order of Business** is a request to review and approve the minutes of the Planning Commission Meeting November 30, 2021.

Commissioner Cothren made the motion to approve the minutes as written. The motion was seconded by Chairman Hatley and passed unanimously.

**The Second Order of Business** is the election of the 2022, Chairman, Vice-Chairman, and Secretary.

Chairman Miller asked for recommendations. Commissioner Smith made the motion for Wendell Miller as Chairman, Don Jacimore as Vice-Chairman, and Justin Cothren as Secretary. Commissioner Hatley seconded the motion and passed unanimously.

**The Third Order of Business** is a Special Use Permit to allow an Auto Repair business in a C-2 zone, located at 690 East Main Street. Submitted by Quick and Paintless Inc on behalf of Fast Glass Service. (SPUP-1221-000166)

City Planner Jondahl stated that this is a special permit application for Auto Service Quick and Paintless Dent Repair. She stated that the existing conditions were that this was located along East Main Street in a Highway Commercial Zone. City Planner Jondahl stated that Fast Glass is currently in operation in the front portion of the building. There are various commercial uses within this area of East Main Street. The building was just west of an Industrial use, the Tyson Distribution Center. She stated the application is to allow an Auto Service Center which is permitted by special use permit. The existing building is also an auto service center; however, no special use permit had previously been issued. Since this is a new business a special use permit is being required. Staff did grant a conditional business license for this location with requirement to obtain a special use permit. An incidental subdivision application will be required, if improvements to the building are requested. Nothing was being requested at that time. There would be one ADA space on the property that would service both of the businesses. According to 3.20 Commercial Building Design the front facade of the structure should be brick or wood. City Planner Jondahl stated that a great portion of the front facade did meet commercial building design and although it did not meet it 100%, it was still in visual harmony with the surrounding structures.

Staff recommended that the application be forwarded to the city council for approval as a result of the findings below:

1. The applicant demonstrates compliance with the regulations within Article 2.10 of the Russellville Zoning Code; and
2. The proposed use is in line with the adjacent use in this district; and
3. Current traffic routes are constructed in such a way to handle the traffic from the business.

Commissioner Choate made the motion to approve the item as presented by staff. Commissioner Smith seconded the motion and passed unanimously.

**The Fourth Order of Business** is a Final Plat for Param Estates, located at 179 Waterworks Road. Submitted by Allen Miller on behalf of Rebecca Brooks. (PLAT-1221-000168)

City Planner Jondahl stated that this is an Incidental Subdivision. It was being processed as a minor plat for Param Estates, due to the fact that right-of-way along Water Works Road had never been dedicated to the City of Russellville. She stated that the existing conditions were that there was a single family home located on the site with several accessory or mobile home structures. The applicant was proposing a new single family home on lot one. The lot was located in an R-1 single family residential zone. She restated that the right of way had never been dedicated to the city. She then stated that typically this type of plat would be approved at the staff; however, since there was no adjacent right-of-way because it has never been dedicated to the city, it had to be processed as a minor plat through Planning Commission to City Council. Additionally there was a 24-inch water main that was shown on the final plat and the applicant had delineated that there was a 20-foot easement centered on that water line. The applicant would add the easement to the plat prior to recording and signatures. City Planner Jondahl also

noted that any development that occurs within the designated area would require floodplain development permits and any associated study.

Staff recommended that the Final Plat be forwarded to City Council for approval as a result of the findings below:

1. The Final Plat conforms to the Final Plat requirements outlined in Section 5.4 B of the LSDC; and
2. The waterline easement is located in an acceptable location over the existing waterline; and
3. Construction of Residential Single Family homes is the highest and best use of the property.

Commissioner Choate asked City Planner Jondahl if the second lot would be used for industrial use or another residential home. City Planner Jondahl clarified that Lot Two was the location of the existing home, and that the staffs understanding was that the separation of Lot One was for the building of a new single family home.

Commissioner Smith asked if the 20-foot easement was, twenty feet either side of the water line, or in total. Jim Lynch of City Corporation clarified that it was ten feet either side of the water line. Commissioner Smith asked if ten feet was a large enough easement. Jim Lynch of City Corporation confirmed that it was a large enough easement.

Commissioner Smith made the move to approve the Final Plat as presented by staff. Commissioner Black seconded the motion and passed unanimously.

**The Fifth Order of Business** is a revision to the Hudson Harbor PUD, located off of Marina Road. Submitted by Barrett & Associates on behalf of Hughes Construction. (ZONE-1221-000167)

City Planner Jondahl stated that this is a Rezone Revision to Hudson Harbor PUD. She stated that the existing conditions were that public infrastructure and three building permits had been issued, two of which were nearly complete. A fourth building permit had been applied for but not issued due to not meeting the requirements of the original PUD application. The property was zoned PUD from the surrounding R-1 zone. She then showed another photo of the existing conditions at the location. City Planner Jondahl stated that PUD applications provided a way for creativity with development. They were beneficial when traditional zoning could not be met and allowed jurisdictions the ability to provide additional oversight on a project. PUD Approval conditions did not allow for flexibility. Whatever was approved was exactly what staff was able to approve when they apply for building permits. Any changes must go through the process to update the PUD approval conditions.

At that time the applicant was requesting two changes:

1. Additional Square Foot Allowances for homes; and
2. An additional façade material

City Planner Jondahl reviewed the original four site plans that had already been approved. The site plans had a range of square footage and they all had a delineation on the front. One plan had 1,466 square footage, the largest one was 1,724 square feet and the smallest was 1,382 square feet. There were four total plans in the original proposal and remain as part of the approval. Additionally the façade materials were brick and stone with a varied delineation for the front façade. The applicant was proposing to have ten different site plans that could be laid out right or left. The square foot allowance would range from 1,382 square feet, which includes one of the original plans to a total of 2,431 square feet if a future owner chose all optional square foot space additions. She restated that with PUD applications, whatever was approved, was all that staff had the authority to approve. City Planner Jondahl said that this application was to give them allowance for some flexibility. They had base plans but they had option A. square footage additions, and option B. square footage additions. She then showed some of the different site plans submitted to staff for consideration. The plans still contained delineation on the front, which still allowed for different façade materials. The proposal would include different façade materials. She then stated that the final site plan shown was the reason for the revision. It did not meet the original approval requirements of the original PUD and it requested a façade material that was not outlined. She stated the developer was still looking at stone and brick. The rendering shown said Hardy Board Siding; however, the developer had decided to use Everlast siding. Which was vinyl composite siding, instead of hardy board. City Planner Jondahl then shared information on Everlast from a siding contractor which she had spoken to. Everlast siding was a composite siding. It was a newer product. Then she showed photos of homes in the community where Everlast had been installed as a façade material. Some of the newer homes in Overland Park Subdivision had the Everlast composite siding. The photos shown had been taken in the previous two weeks, showing the Everlast siding. She pointed that the structures did have brick on these, but as staff was reviewing the application it would approve three façade materials.

The staff recommended forwarding this application to the city council with a recommendation to update the original approval to also include the following conditions:

1. Floor plans submitted with this application and the original approval will be the only structures permitted within Hudson Harbor – 10 floor plans in total; and
2. Structures adjacent to each other shall not be the same floor plan; and
3. Siding (Everlast Composite) shall not be installed on adjacent structures; and
4. Siding (Everlast Composite) structures shall have three façade materials brick, stone and siding along the street frontage; and
5. Structures without siding shall only be required to have two façade materials, brick and stone along the street frontage.
6. Decks on the rear of structures may be permitted.

As a result of the findings below:

1. The intent of the proposal meets the intent of the original approval to maintain the aesthetics of the community; and
2. Siding material allowance does not detract from the original intended approval requirements.
3. Subdivision has been constructed in compliance with original approval.

Commissioner Smith then asked if the community was going to be gated. Ron Hughes stated that the community would be gated, and the reason it was not already was the inability to find the materials for the fence. City Planner Jondahl then asked for clarification if gated implied a gate at the entrance across the street. Ron Hughes replied that yes the community would be gated.

David Garza with Barrett & Associates stated that this was a project they had been working on for a long time. He stated that he had worked on two other similar developments, one at Chamberlain Country Club and one in the City of Benton. Mr. Garza stated that the developments looked really good and people liked them. He stated that he was excited that it was taking off really well even through the pandemic when the materials cost were extremely high. Mr. Garza stated that there were four houses under construction and there was a lot of interest. He said his vision of the subdivision was starting to take shape. Mr. Garza stated that since garden homes were a brand new item in Russellville, they were finding that some of the clients would look at the floor plans and request changes to the plans. He stated that even though they had the square footage there, that they needed any tweaks to be approved by the Planning Commission. Mr. Garza stated that it was a learning process and he hoped that after the Planning Commission meeting and discussing with staff the next time a similar development occurred the staff would be able to give the next developer a lot of information.

Karen Lee stated that she was a long time resident of Russellville. She stated that when she saw the project come forth she was excited to look into it. Ms. Lee stated that she was a prospective homeowner that did want to make some of the tweaks Mr. Garza was describing. She stated that when people look at a house plan there are always a few things they'd like to change to make it suit their own individual needs and she found that to be the case. Ms. Lee stated that Mr. Hughes was very willing to make those changes for her. She stated that she was looking forward to the Planning Commission considering the application and was hoping they would approve it.

Ron Hughes stated that they did not do this on purpose. He stated that it was as a result of clients coming in and they want to make changes to the house plans. Mr. Hughes stated that they are not attempting to change the footprint. He said they had even discussed utilizing the space above the garage that they had not considered before.

Commissioner Smith made the move to approve the application as presented by staff. Commissioner Choate seconded the motion and passed unanimously.

Meeting adjourned.

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Chairman Wendell Miller