

**PLANNING COMMISSION
MINUTES
March 2, 2023 @ 5:30 p.m.**

The Planning Commission held a meeting on Thursday March 2, 2023, at 5:30 p.m. in City Hall Council Chambers.

Commissioners Present

Wendell Miller, Chairperson
Don Jacimore, Vice-Chairperson
Larry Smith
Eric Westcott, City Council Liaison
Shirley Hatley
Cody Black
Luke Duffield
John Choate

Commissioners Absent

Justin Cothren
Cheryl Monfee

Visitors: City Planner Sara Jondahl, and Planner I Victoria Marchant.

Welcome Visitors

The First Order of Business is a request to review and approve the minutes of the Planning Commission Meeting April 6, 2023.

The Second and Third Order of Business are Zone Text Amendments- QTR 1 2023 Updates.

City Planner Jondahl gave the commission the option to vote on the two items together or separately.

Chairman Miller stated that they would vote on the items as one.

City Planner Jondahl stated that the Long Range Planning Committee met and discussed some items, and these items are being brought forward as recommended changes.

The proposed updates to the Russellville Zoning Code are:

- Article 3.23.1 2) B - clarified the width requirement by adding the word “feet”; and
- Article 4.1 and 4.2 - include language to allow the fence height to exceed 6 feet without a variance when required by Russellville Zoning Code; and
- Article 5.3.4 - grading permit clarification when doing work prior to applying for development permits; and

- Article 5.9.3 - removed language for the interior parking lot landscaping standards for areas devoted to drive thru lanes; and
- Article 5.10.3.2 - clarified language to allow a landscape perimeter buffer staff waiver if conditions already met; and
- Article XV - updated the Table of Permitted Uses for Cement Asphalt, Concrete as SP in M1 - Light Industrial Zones.

The proposed updates to the Land Subdivision and Development Code are:

- Article 10.1.2 5) K - changed the wording for clarification purposes from normal “depth of” to “setback for” the lot; and
- Article 10.1.2 6) B - updated the language for fence material for Multi-Family Subdivisions adjacent to previously platted single family developments; and
- Article 10.1.2 7) B and D - removed item D due to duplicate sentences.

The Long Range Planning Commission recommend forwarding this application to City Council with a recommendation for approval as a result of the findings:

1. The Long Range Planning Committee recommends these updated to the regulations; and
2. The updates are meant to clarify regulations; and
3. The change is consistent with the objectives outlined in ReImagine Russellville 2040 Comprehensive Plan, the Russellville Zoning Code, and the Land Subdivision and Development Code.

Commissioner Choate made a motion to approve as presented. The motion was seconded by Commissioner Black and passed unanimously.

Meeting Adjourned.

Chairperson