



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

SPECIAL PLANNING COMMISSION AGENDA
September 19, 2011

**A meeting of the Farmington Planning Commission will be held on
Monday, September 19, 2011 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – Aug. 22, 2011
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Conditional Use – Pawn Shop**
Property owned by: Wallace Andrade (leased by Lee D. Dancer Jr.)
Property Location: 233 E. Main Ste.18
Presented by: Lee D. Dancer Jr.
5. Discuss Parking Ordinance
6. Discuss Landscape Ordinance

**THE SEPTEMBER 26, 2011 PLANNING COMMISSION
MEETING IS CANCELLED.**

**PLANNING COMMISSION Meeting
August 22, 2011**

1. ROLL CALL

PRESENT:

Josh Clary
Sean Schader
Robert Mann
Judy Horne
Bobby Wilson

ABSENT:

Matt Hutcherson
Toni Bahn
Gerry Harris

- 2. APPROVAL OF MINUTES –July 25th, 2011–Motion to approve July 25, 2011 minutes was approved unanimously.**
- 3. Comment from citizens : NONE**
- 4. Discuss Parking Issues: The issue of vehicles being parked on grass in yard of residents was discussed. Amending existing ordinances to take care of this problem was also discussed. There was also discussion regarding cars being parked on the side of streets and if there would be space for emergency vehicles to pass. These will be discussed again at next work session.**
- 5. Discuss Landscape Ordinance: Goals and Objectives were discussed.**
- 6. ADJOURNMENT**
Wilson moved to adjourn; seconded by Schrader; passed unanimously.

Next work session is scheduled for September 19, 2011 @ 6:00 PM.

Acting Secretary, Planning Commission

Chairman, Planning Commission

CITY OF FARMINGTON
CONDITIONAL USE ON APPEAL APPLICATION

Initial Application

Renewal Application

CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.

Applicant's Name Lee D Dancer JR Date _____
 Address 233 E main st 18 Zoning _____
 Phone # 479-267-3232 Email 62PAWN@ATT.WET
 Description of proposed use:
PAWN SHOP

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation.

- Yes 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
 No
- Yes 2. The applicant has provided proof that each adjacent property owners have been notified by Return Receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
 No
- Yes 3. Are public services and utilities available and adequate?
 No
- Yes 4. Is fire protection adequate?
 No
- Yes 5. Is the proposed use compatible with the surrounding area and the planned use for the area.
 No
- Yes 6. Is screening and egress safe and convenient?
 No
- Yes 7. Are off-street parking and loading areas adequate?
 No
- Yes 8. Will refuse and service areas not cause adverse effects on adjacent property?
 No
- Yes 9. Will off street parking and loading areas not cause adverse effects on adjacent property?
 No
- Yes 10. Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)
 No

APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.

RECEIPT

DATE 8-7-11 No. 575777
Lee Dancer
RECEIVED FROM Dancer Enterprises \$ 50.00
Fifty & no/100 DOLLARS
 FOR RENT
 FOR Conditioned Use
ACCOUNT CASH
PAYMENT 50.00 MONEY ORDER FROM _____ TO _____
BAL. DUE CHECK BY F. Coleman
 CREDIT CARD

AFFIDAVIT

I hereby certify that I Lee Dancer JR
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards, and nay notices that were undeliverable.

Signature: Lee Dancer JR Date: 8-7-11

**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

To all Owners of land laying adjacent to the property at:

233 E main Suite 18

Location:

Wallace Andrade

Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Explanation: Pawn Shop

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on Sept 19, 2011 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.

Contacted Bo martin
NALL
on Sept 2, 2011 at
3:29 PM
he is aware of
the meeting on Sept 19.
He is in Canada. At
The moment. His
number is 466-9288

A copy of the
notice of hearing
was mailed to him
on Sept, 7, 2011

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x Wallace Andrade

contacted MARCUS WALL
on Sept 2, we spoke
on Sept 6. At 8:00am
on Sept 7. At 9:06am
Look to have signature
soon

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Paul Muhl
TSC # 371 Ar
Farmington

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TSC #371
Farmington Ar

Lee Dancer
~~233~~ 233 E MAIN ST 18
Farmington, AR 72730

MARCUS WALL
P.O. Box 28
Gosheh AR, 72735



ORDINANCE NO. 5.9 (F)

AN ORDINANCE AMENDING ORDINANCE 5.9(E) REGULATING POSSESSION OF INOPERABLE, PARTIALLY DISMANTLED OR WRECKED VEHICLES AND PROVIDING PENALTIES FOR VIOLATION OF SAID ORDINANCE

WHEREAS, many inoperable, dismantled, partially dismantled or wrecked motor vehicles are being stored on various premises or abandoned on the streets and other places within the City of Farmington, Arkansas, in such a manner as to be either dangerous, unsanitary or unsightly; and

WHEREAS, adequate protection of the public health, safety, and welfare requires that such conditions be regulated, abated, or prohibited.

NOW, THEREFORE, BE IT ORDAINED:

Section 1: Definitions. For the purpose of this ordinance, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Motor Vehicle. A vehicle which is self-propelled or if not self-propelled, is a vehicle which any person or property is or may be transported or drives over public streets and highways, except devices used exclusively upon stationery rails or tracks. "Motor vehicle" shall include, but shall not be limited to, automobiles, trucks, tractors, trailers, motorcycles, implements of husbandry, buses, campers and recreational vehicles.

Motor Vehicle Repair Shop. Any business where motor vehicles are repaired for a charge and any place where the work of repairing motor vehicles is carried on as incidental to the business of selling new or used motor vehicles, or new or used motor vehicle parts.

Motor Vehicle Wrecker Service. Any Business which, as a part of its operation, tows disabled motor vehicles for a charge.

Repair Work on Motor Vehicles. Any work on the premises of a motor vehicle repair shop which requires direct or indirect physical contact with a motor vehicle or part thereof.

Section 2: (A) No person in charge of or in control of a motor vehicle, whether as owner, lessee, tenant, occupant or otherwise, shall allow any dismantled, partially dismantled, inoperable, wrecked motor vehicle or any vehicle that does not bear lawful current license plates in accordance with the state in which the vehicle is lawfully registered, to be stored on the premises longer than ten(10) days, unless said motor vehicle is stored in an enclosed building or is stored behind a fence constructed of such material that the motor vehicle is not readily visible by motorists or pedestrians.

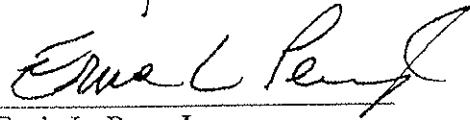
(B) No person in charge of, or in control of, a motor vehicle shop, or a motor vehicle wrecker service, whether as owner, lessee, tenant, occupant or otherwise, shall allow any dismantled, partially dismantled, inoperable or wrecked motor vehicle to be stored within 50 feet of any public right-of-way; provided, if a building structure is lawfully located closer than 50 feet from the public right-of-way, no

dismantled, partially dismantled, inoperable or wrecked motor vehicle shall be stored closer to the public right-of-way than the building in which the motor vehicle is stored.

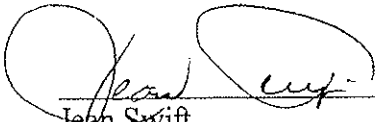
Section 3: That upon conviction of violation of Section 2(A) or 2(B), said person shall be fined in an amount of not less than \$50.00 or more than \$500.00 for each offense, and shall, in addition to fines, be required to reimburse the City of Farmington for costs incurred in enforcing this ordinance.

Section 4: Emergency Clause. That the City Council of the City of Farmington, Arkansas, further determines that this ordinance is necessary to adequately and properly protect the inhabitants of the City; therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 14 day of May, 2001



Ernie L. Penn Jr.
Mayor



Jean Swift
Recorder/Treasurer