

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE  
CITY OF SILOAM SPRINGS, BENTON COUNTY,  
ARKANSAS, HELD MARCH 08, 2011

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, March 08, 2011.

The meeting was called to order by Chairman Winder.

Roll Call:

Winder, Milbourn, Eldridge, Free, DeMoss – Present.

Vohs, Brown, Todd – Absent.

Spicer – Arrived late.

Deputy City Clerk Connie Neu, City Attorney Jay Williams, Community Development Director David Williams, City Engineer Adam Roark – Present.

A copy of the February 22, 2011, special-called minutes had previously been given to each Commissioner. A motion was made by Milbourn and seconded by Eldridge that the minutes of the February 22, 2011, meeting be approved as presented. Chairman Winder called for a voice vote on the motion, and it was approved unanimously.

The next agenda item was a Prohibited Use Development Permit for 500 Block South Wright for the Professional Building Association, LLC. Ron Homeyer, Civil Engineering, stated the purpose for the prohibited use is the Professional Building is seeking approval to expand the parking lot on the west side of their office building. It is in an R-2 zone. This will expand the lot by almost double what the code allows. Chairman Winder asked for comments from the public. Spicer arrived at 4:03. Don Bunker, 403 E. University, understands this is for a new owner and their needs. Bunker stated his concern is if this sale does not work out, then we have a parking lot that is not needed. Bunker stated he is using the alley that is on the west boundary of this lot. The parking lot is not on the same elevation as the alley, but is built up about 4 feet and the back fill comes out into the alley. This inhibits travel and backing in the alley. This has been a problem as he is building new homes in this area. Another point he made is that this is an R-2 district, but is in our designated Historic Overlay District. He wanted to be assured that the City was sensitive to this and for the betterment of the neighborhood. Bunker took issue with the survey that was done because the plats he has show 12 feet alleyway, but is staked out as being 10 feet, and this could inhibit travel through the alley. Bunker asked if a fence was required. Bunker presented a picture showing the backfill into the alley. Bunker asked if he could know who the new owner will be and what they are going to do. Ron Homeyer stated he is not at liberty to say who is the prospective buyer. Ron spoke with the surveyor today and he feels that what he did is accurate, but will meet with Bunker and go over plats. The sloping will match the existing grades. This area will be a green space. Ron stated this is a platted 12 feet alleyway. Jay Williams, City Attorney, stated this is residential zoning so the fence requirement does not apply. This zoning would keep someone in the future from coming in and putting in high intensity commercial use on this property. Homeyer stated this parking lot would not be started until the sale was final. Winder noted the City had asked the new owner to put in a sidewalk adjacent to

the building which will take it all the way to Mt. Olive Street. Homeyer stated they will look at what needs to be done to remove the slop if it is determined to be in the alleyway. Jay Williams stated the City has the right to have removed any objects that extend into the alleyway. Adam Roark, City Engineer, stated that the City will insure the grading plan and that City standards are used. Bunker stated his main concern is that the alley be kept open. Milbourn requested that after the City reviews the alleyway to update the Planning Commission at the next meeting. Matthew Voss, 517 S. College, stated he has to back out into the alleyway and would appreciate any improvement to the alley standards. Voss asked if there will be any improvements to the green space of the new parking lot. Homeyer stated yes, and plans are to add trees as required by the code and to relocate the parking lot lights. He will talk with the owners to see if they would add shrubs along the alleyway. A motion was made by Milbourn and seconded by Free to approve the Prohibited Use Development Permit for 500 Block South Wright for the Professional Building Association, LLC with the condition that the applicant must obtain a lot consolidation permit prior to parking lot construction.

Roll Call:

Spicer, Winder, Milbourn, Eldridge, Free, DeMoss – Aye.

No Nay.

Six Ayes. No Nays. Motion Carried.

There being no other business to come before this Commission, a motion was made by Eldridge and seconded by Milbourn that this meeting be adjourned. Chairman Winder called for a voice vote on the motion, and it was approved unanimously.

APPROVED:

(SEAL)

ATTEST:

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Larry Winder, Chairman

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Peggy Woody, City Clerk, MMC