

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE  
CITY OF SILOAM SPRINGS, BENTON COUNTY,  
ARKANSAS, HELD FEBRUARY 09, 2010

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, February 09, 2010.

The meeting was called to order by Chairman Winder.

Roll Call:

Vohs, Spicer, Winder, Milbourn, Brown, Rogers, Meeker – Present.

Eldridge, Todd – Absent.

City Clerk Peggy Woody, City Attorney Jay Williams, Community Development Director David Williams, Long-Range Planner Ben Rhoads, City Engineer Adam Roark, Construction Manager Justin Bland – Present.

A copy of the January 12, 2010, regular minutes had previously been given to each Commissioner. A motion was made by Meeker and seconded by Vohs that the minutes of the January 12, 2010, meeting be approved. Chairman Winder called for a voice vote on the motion, and it was approved unanimously.

The next agenda item was a Lot Split Development Permit for 409-B North Country Club Rd. for Gary Gray. Ron Homeyer, Civil Engineering, stated this is a request to split with a 4.82 acre tract and a 2.07 acre tract. Chairman Winder asked for public comments, and there were none. A motion was made by Rogers and seconded by Brown to approve the Lot Split Development Permit for 409-B North Country Club Rd. for Gary Gray.

Roll Call:

Vohs, Spicer, Winder, Milbourn, Brown, Rogers, Meeker – Aye.

No Nay.

Seven Ayes. No Nays. Motion Carried.

The next agenda item was a Rezone Development Permit for 409-B North Country Club Rd. from A-1 to R-2 for Gary Gray. Ron Homeyer, Civil Engineering, stated this is a request to rezone the 2.07 acre tract that has the existing house from A-1 to R-2 which would match the use and the setbacks.

Chairman Winder asked for public comments, and there were none. A motion was made by Rogers and seconded by Vohs to approve the Rezone Development Permit for 409-B North Country Club Rd. from A-1 to R-2 for Gary Gray.

Roll Call:

Spicer, Winder, Milbourn, Brown, Rogers, Meeker, Vohs – Aye.

No Nay.

Seven Ayes. No Nays. Motion Carried.

The next agenda item was a Lot Split Development Permit for 720 North College for the Robrahn Family Trust. Ron Homeyer, Civil Engineering, stated this is a request to create two lots with Tract 1 at 9.22 acres and Tract 2 with 3.77 acres which includes the house and has a contract pending. This is north and east of Northside Elementary School. Chairman Winder asked for public comments. John Boyles, 402 Greenwood, asked what the 9 acres was to be used for when this is split. Ron Homeyer stated it is currently being marketed for sale but has no use intended at this time. Mike

Planning Commission Minutes  
February 09, 2010

Page 2

Bedell, 308 Greenwood, stated this will leave the 9 acres completely landlocked. Ron Homeyer stated this is not landlocked because there is an access easement that goes from the end of College and up and around to the 9 acres. The current zoning for the rest of Tract 1 is R-2 exclusively. There is no zoning change being requested with this. David Williams stated there is the possibility of developing this property, but there is a flood zone within this which splits this 9 acres. A developer would have to work around this to meet the requirements of the flood ordinance. Daniel Fox, 310 Greenwood, asked if this is developed, how will they know it won't decrease the property value of their homes. Jay Williams stated that until there is a proposal before them, there is no way to determine that. This is outside the H-1 District. Public notice would be given for any development in this area. A motion was made by Rogers and seconded by Meeker to approve the Lot Split Development Permit for 720 North College for the Robrahn Family Trust.

Roll Call:

Winder, Milbourn, Brown, Rogers, Meeker, Vohs, Spicer –Aye.

No Nay.

Seven Ayes. No Nays. Motion Carried.

Chairman Winder introduced new member Garrett Brown.

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

APPROVED:

---

Larry Winder, Chairman

(SEAL)

ATTEST:

---

Peggy Woody, City Clerk, MMC