

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS
HELD JANUARY 8, 2019

The Planning Commission of the City of Siloam Springs, Arkansas, met in regular session at the City of Siloam Springs Administration Building on January 8, 2019.

The meeting was called to order by Chairman Nation.

Roll Call: Song, Engle, Blakely, Mounger, Nation, Driscoll, Colvin – Present.

City Clerk, Renea Ellis; City Planner, Ben Rhoads; City Engineer, Justin Bland; Don Clark Community Development Director and City Attorney, Jay Williams; also present.

The first item on the agenda was the election of officers. Colvin nominated Judy Nation as chair; Mounger seconded. With no other nominations being made, a motion to appoint Nation by acclamation was made by Mounger and seconded by Colvin. A voice vote was called; motion passed unanimously. Driscoll then nominated Blakely as Vice-Chair. Blakely nominated Colvin, seconded by Song; and went on to say he would be stepping down after this term. Driscoll withdrew his nomination. With no other nominations being made, a motion to appoint Colvin by acclamation was made by Mounger and seconded by Song. A voice vote was called; motion passed unanimously. Song nominated Driscoll as secretary, seconded by Blakely. With no further nominations being made, a motion to appoint Driscoll by acclamation was made by Mounger and seconded by Blakely. A voice vote was called; motion passed unanimously.

A copy of the November 13, 2018, minutes had previously been given to each Commissioner. A motion was made by Blakely and seconded by Driscoll to accept the minutes. Motion passed unanimously.

Nation asked that Items E6 and E7 be moved to the top of the agenda. At that time, Todd Colvin recused himself from the discussion. Ben Rhoads announced that staff was recommending tabling the two items until the February meeting date. A motion was made by Mounger and seconded by Song to table the items to the February 12th meeting. Motion passed 6-0, with Colvin recusing.

Colvin returned to the meeting.

Item E1. Lot Split Development Permit, LS18-04 / 14975 S. Hwy. 59. Ben Rhoads briefed the item. A motion to approve the item with staff's recommended condition that the applicant shall furnish to City staff the signed, and verified copies of the plat, no later than Monday, January 28, 2019, was made by Blakely and seconded by Song. Motion passed unanimously.

Item E2. Rezone Development Permit, RZ18-09, 992 S. Lincoln St., Rezone from C-2 to R-3. Ben Rhoads briefed the item. A motion to approve the item was made by Mounger and seconded by Colvin. Motion passed unanimously. Rhoads announced the item would go to the Board of Directors on February 5, 2019.

Item E3. Rezone Development Permit, RZ18-10, 801 E. Lake Francis Drive, Rezone from R-2 to R-4. Ben Rhoads briefed the item. Linda Sheehy, 2013 S. Washington; Charles Moore, 780 Lake Francis Drive; and Bonnie Newman, 11006 S. Hwy. 43; all addressed the commission in opposition of the item stating concerns including increased traffic; no curb, guttering or sidewalks in that area leading to the park; and the possibility of diminished property values, to list a few. Justin Bland, City Engineer, stated that there were plans to resurface Lake Francis east of the railroad tracks to Lincoln Street. Following comments from the commission, a motion to approve the item was made by Blakely and seconded by Colvin. Motion passed unanimously. Nation announced the item would go to the Board on January 15, 2019.

Item E4. Rezone Development Permit, RZ18-11, 100 Block of N. Lincoln St. / 106 N. Country Club Rd.,

Rezone from I-2 to R-3. Ben Rhoads briefed items E4 and E5 simultaneously and pointed out an error in the staff report; street fees are not applicable. Ron Homeyer, Civil Engineering, 701 S. Mt. Olive, on behalf of the developer, stated the developer had no issue with donating the 6 feet to the homeowner, but asked if the condition could be changed to allow construction on the property prior to closing. Lorie Lee, 2140 Montclair; Sue Church, 1617 E. Central; Toni Barnett, 120 Maple Leaf; Kayla Hulsey, 1750 Park Drive; Kathleen Case, 150 Maple Leaf; and Susie Gilbert, 14657, addressed the commission expressing concerns including traffic; asked for "speed bumps;" asked if there would be privacy fencing built; the size of the units; setback requirements; and safety of the area. The commission additionally had questions including current zoning and fencing requirements. Questions were addressed by Michael Crosno, 4415 Twin Falls Drive, Farmington, the developer; and Ben Rhoads. A motion to approve the item was made by Blakely and seconded by Engle. Motion passed unanimously.

Item E5. Preliminary Plat Development Permit, PP18-05, 106 N. Country Club Rd. This item was included with E4. A motion to approve the item with staff's recommended conditions was made by Engle and seconded by Blakely. Motion passed unanimously. Nation announced Item E4 and E5 would go to the Board of Directors on February 5, 2019.

Item E8. Significant Development Permit, SD18-10, 2211 W. Central St. Ben Rhoads briefed the item. Larry Kennemore, 207 Western Hills Drive; Paul Gilmore, 208 Western Hills Drive; Neal Entwistle, 203 Western Hills Drive; Matt Pearson, 2213 W. Central, all addressed the commission with concerns including inadequate infrastructure and the fact that raw sewage "shoots up in the air ten to fifteen feet" when heavy rains occur; the possibility of property values decreasing. Following discussion by the commission, a motion to approve the item with staff's stated conditions was made by Blakely and seconded by Engle. Motion passed 5-2, with Mounger and Colvin being no votes, citing health and safety concerns. Nation announced the item would go to the Board of Directors on February 5, 2019.

Item E9. Significant Development Permit, SD18-11, 3600 Block of Hwy. 412 E. Ben Rhoads briefed the item. Ron Homeyer, Civil Engineering, 701 S. Mt. Olive, expressed the conditions were acceptable to the applicant. A motion to approve the item with staff's stated conditions was made by Colvin and seconded by Driscoll. Motion passed unanimously. Nation announced the item would go to the Board of Directors on February 5, 2019.

Item F1. Chapter 18 (Street Code) Amendments. Rhoads briefed the item. A motion to approve the item was made by Colvin and seconded by Driscoll. Motion passed unanimously. Nation announced the item would go to the Board of Directors on February 5, 2019.

Item G1. Right-of-Way Closure, ROW18-03, 106 N. Country Club. Rhoads briefed the Board-approved item and indicated it went to the Board on January 2, 2019, for its first reading.


Item H1. Lot Consolidation Permit, LC18-06, 1700 Block of E. Central St. Rhoads briefed the staff-approved item.

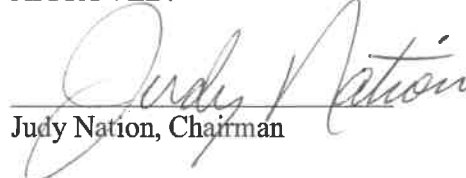
Rhoads then announced a Workshop at 5:30 pm on January 15, 2019, on "Zoning 101" in the boardroom.

There being no further business, a Motion was made by Mounger and seconded by Blakely to adjourn. A voice vote was taken. All ayes. Meeting adjourned.

ATTEST:

APPROVED:


Renea Ellis, City Clerk


Judy Nation, Chairman

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