

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD JANUARY 9, 2018

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on January 9, 2018.

The meeting was called to order by Chairman Mounger.

Roll Call:

Song, Engle, Blakely, Nation, Mounger, Driscoll, Colvin – Present.

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

A copy of the November 14, 2017 minutes had previously been given to each Commissioner. A motion was made by Blakely and seconded by Nation to accept the minutes. Motion passed unanimously.

Mounger then introduced the newest Commissioner, Todd Colvin.

The next item on the agenda was the election of officers. Driscoll nominated Judy Nation for Commission Chair, seconded by Engle. Blakely made a motion to cease nominations, seconded by Mounger. Motion passed unanimously. Nation then took on the role of Chair.

Nation called for nominations for Vice-Chair. Driscoll nominated Blakely, seconded by Mounger. Mounger then made a motion to cease nominations and elect by acclamation. Motion passed unanimously.

Nation asked for nominations for secretary. Mounger nominated Song, seconded by Engle. A motion was made by Blakely and seconded by Mounger to cease nominations. Vote on the motion to cease nominations passed unanimously. Motion to elect Song as secretary passed unanimously.

Item D1. Preliminary Plat Development Permit, PP17-04 23000 Block of Lawlis Road. Ben Rhoads briefed the item. Susie Gilbert, Walnut Grove Farms, north of the property and Don Landsaw, 14481 Dawn Hill expressed concerns with flooding issues. Justin Bland, City Engineer addressed the concerns and questions from the commission. Alexandria Drake, 23050 Lawlis Road stated she was the property owner who the easement was being requested from and that she was not happy with the conditions and would not be signing at this time. Jim Krein, 23006 Lawlis Road, said that if this was approved, he didn't want people in his field changing AVK hydrants to Mueller hydrants which is a condition. He also said the builder was doing the City a favor by taking on this project and thought the money it would cost to change them out could be better spent. Bland said the City had a policy against this type of hydrant due to operations issues. Further discussion by the commission. Ron Homeyer, 701 S. Mt. Olive said the contractor was aware of the condition and was ok with it. He said his concern was with the way the 2nd condition was written. Rhoads clarified the condition. Homeyer

accepted the condition with the clarification. Gary Mitchell, 23267 Lawlis, asked if it was known what size homes would be built and expressed concerns of debris blowing onto his property. Don Clark explained if it was a problem with debris in the City limits, a call to code would be required, but that was not what was before the commission. Colvin pointed out the lots were in the county. Further discussion by the commission. Bland addressed the comments. A Motion was made by Blakely and seconded by Engle to approve the item with the stated staff recommended condition(s). Motion passed 6/1 with Mounger being the no vote. Nation announced the item would go before the Board on December 5th. Blakely announced he needed to be excused from the meeting and left at 6:11 p.m.

Item D2. Rezone Development Permit, RZ17-12, Rezone from R-2 to G-I, 2300 Block of E. Tahlequah St. Rhoads briefed the item. There was discussion by the commission. Joe Butler of Ability Tree explained the nature of its services. A Motion was made by Colvin and seconded by Driscoll to approve the item. Motion passed. The item is scheduled to go before the Board on February 6th.

Item D3. Significant Development Permit, SD17-10, 200 Block of E. Twin Springs St. and the 400 Block of S. Mt. Olive St. Rhoads briefed the item. Susie Gilbert, 407 Grand Court said she didn't like the name of the park but was looking forward to the amenities that would be available including the ATM as she was a vendor at the Farmer's Market. Don Clark said there was a survey of potential names for the park and the name would be decided by the Board of Directors. Following brief discussion, a Motion was made by Engel and seconded by Colvin to approve the item with staff's conditions. Motion passed. Nation announced the item will go before the Board on February 6th.

Item E. Staff Approved Permits. Rhoads reported on various permits that were submitted that did not require the Commission's approval.

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

ATTEST:

APPROVED:


Renea Ellis, City Clerk


Judy Nation, Chairman

