

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS
JANUARY 14, 2020

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on January 14, 2020.

The meeting was called to order by Chairman Colvin.

Roll Call: Song, Montgomery, Solley, McKinney, Smith, Driscoll, Colvin.

Present City Staff: Permit Technician Brian Phillips, Community Development Director, Don Clark, Senior City Planner, Ben Rhoads; City Engineer, Justin Bland; and City Attorney, Jay Williams; all present.

A copy of the November 18, 2019, minutes from the Special-Called meeting had previously been given to each Commissioner. A motion was made by Smith and seconded by Song to accept the minutes. A voice vote was taken on the pending motion. Motion passed unanimously.

Next item on the agenda was the Election of Officers for current year. A motion was made by Driscoll to nominate Colvin as Chair; Smith seconded. With no other nominations made, motion was made by Smith to cease nominations. Seconded by Driscoll. A voice vote was taken. Motion passed unanimously. Motion made by Driscoll to nominate Smith as Vice-Chair; seconded by Song. With no other nominations made, a motion to cease nominations was made by McKinney; seconded by Song. A voice vote was taken. Motion passed unanimously. Motion made by Smith to nominate Driscoll as Secretary; seconded by Song. With no other nominations made, motion to cease nominations made by Smith and seconded by Song. A voice vote was taken. Motion passed unanimously.

Motion made by Smith to recess the Planning Commission Meeting and move to Board of Adjustment, seconded by Driscoll. Voice vote taken. Motion passed unanimously.

Planning Commission called back into session by Chairman Colvin.

Item F1. Special Use Development Permit, SU19-01, 2500 Hwy. 412 East. Ben Rhoads briefed the item. Smith made a motion to approve the item with the condition that a solid fence be constructed; seconded by Driscoll. Motion passed unanimously. This item will go to the Board of Directors on February 4, 2020.

Item F2. Significant Development Permit, SD19-11, 2301 & 2531 East Main Street. Ben briefed the item. Staff recommended approval with no conditions needed and that the applicant applies with all applicable codes. Song made a motion to approve the item with no conditions. Smith seconded. Motion passed unanimously. The item will go to the Board of Directors on February 4, 2020.

Item F3. Significant Development Permit, SD19-12, 3500 Hwy. 412 East. Ben briefed the item. Staff recommended approval with no needed conditions. Motion to approve the item made by Driscoll and seconded by McKinney. Motion passed unanimously. The item will go to the Board of Directors on February 4, 2020.

Item F4. Preliminary Plat Development Permit, PP19-07, 23006 Lawlis Road. Ben Rhoads briefed the item. Staff recommended approval with no conditions. Suzie Gilbert, 14657 Dawn Hill Road; Mike Burns, 23014 Lawlis Road; Chris Whorton, 22986 Lawlis Road; Mike Whorton, 23063 Lawlis Road; all addressed the commission with various concerns including drainage issues, cracker box houses, increased traffic, speeding, fencing between properties, no lighting on Lawlis, accidents on street, and need for additional retention. Justin Bland, City Engineer, and Jim Krein, 23006 Lawlis Road, addressed the raised concerns. Jay Williams, City Attorney, addressed limited City review of land use by State Law. Following discussion by the commission, a motion was made by Smith and seconded by Driscoll to approve the item. Motion passed unanimously. The item will go to the Board of Directors on February 4, 2020.

Item F5. Preliminary Plat Development Permit, PP19-08, 2200 Block of North Carl Street. Ben Rhoads briefed the item. Staff recommended approval with conditions. Jana Pavlock, 2207 North Carl Street; and Gerald Powell, 2403 Heritage Ranch Drive; addressed the commission with concerns including diminishing property value, quality, size and pricing of homes, drainage issues, and lot size. Ben Rhoads, Senior Planner and Ron Homeyer, 701 S. Mt. Olive, on behalf of the applicant, addressed the concerns. Following discussion by the commission, a motion was made by Driscoll and seconded by McKinney to approve the item with staff's stated conditions. The item passed unanimously. The item will go to the Board of Directors on February 4, 2020.

Item F6. Preliminary Plat Development Permit, PP19-09, 3900 Block of Hwy. 412 East. Ben Rhoads briefed the item. Following discussion by the commission, a motion was made by McKinney and seconded by Driscoll to approve the item with staff's stated conditions. The item passed unanimously. The item will go before the Board of Directors on February 4, 2020.

Item G 1. Right-of-way Closure Permit, ROW19-03, 300 Block of Hwy 59 North. Rhoads briefed the staff-approved item. The item will go to the Board of Directors on February 4, 2020.

Item H 1. Lot Consolidation Permit, LC19-08, 3500 Hwy. 412 East. Rhoads briefed the staff-approved item.

Item H 2. Lot Split Development Permit, LS19-07, 1803 Dawn Hill Road. Rhoads briefed the staff-approved item.

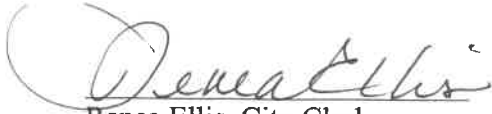
Item H 3. Lot Split Development Permit, LS19-08, 2700 Block of South Waukesha Road. Rhoads briefed the staff-approved item.

Item H 4. Lot Line Adjustment Permit, LA19-04, 706 ½ South Hico Street. Rhoads briefed the staff-approved item.

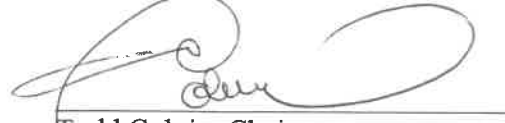
Item H 5. Lot Consolidation Permit, LC19-07, 719 W. Alpine Street. Rhoads briefed the staff-approved item.

There being no further business, a Motion was made by Smith and seconded by Driscoll to adjourn. A Voice Vote was called. Motion passed unanimously. Meeting Adjourned.

ATTEST:


Renea Ellis, City Clerk

APPROVED:


Todd Colvin, Chairman



