

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS
HELD MARCH 12, 2019

The Planning Commission of the City of Siloam Springs, Arkansas, met in regular session at the City of Siloam Springs Administration Building on March 12, 2019.

The meeting was called to order by Chairman Nation.

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

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

A copy of the February 12, 2019, minutes had previously been given to each Commissioner. A motion was made by Mounger and seconded by Engle to accept the minutes. Motion passed unanimously.

Item D1. Rezone Development Permit, RZ19-01/ 303 S. Country Club Rd. Ben Rhoads briefed items D1 and D2 simultaneously. A motion was made by Colvin and seconded by Song to approve the item. Motion passed unanimously. Rhoads announced the item would go to the Board on April 2, 2019.

Item D2. Rezone Development Permit, RZ19-01, 303 S. Country Club Rd. Ben Rhoads briefed the items D2 and D3 simultaneously. Adam Lesso with McClelland Consulting Engineers, Inc., 1810 N. College on behalf of the applicant, was available for questions. A motion was made by Mounger and seconded by Driscoll to approve the item. Motion passed unanimously. Nation announced the item would go to the Board of Directors on April 2, 2019.

Item D3. Lot Split Development Permit, LS19-01/ 2250 N. Country Club Rd. Ben Rhoads had previously briefed the item. A motion was made by Mounger and seconded by Driscoll to approve the item. Motion passed unanimously.

Item D4. Significant Development Permit, SD19-03 / 102 Hwy. 412 E. Ben Rhoads briefed the item. Ron Homeyer, Civil Engineering, 701 S. Mount Olive, on behalf of the applicant, was available for questions. A motion was made by Colvin and seconded by Engle to approve the item. Motion passed unanimously. Nation announced the item would go to the Board of Directors on April 2, 2019.

Item D5. Significant Development Permit, SD19-04 / 3500 Block of Hwy. 412 E. Ben Rhoads briefed the item. Barry Williams, Crafton Tull, 901 47th Street, Rogers, on behalf of the applicant, was available for questions. A motion was made by Mounger and seconded by Driscoll to approve the item with staff's recommended conditions. Motion passed unanimously. Nation announced the item would go to the Board of Directors on April 2, 2019.

Item D6. Significant Development Permit, SD19-05 / 3500 Block of Hwy. 412 E. Ben Rhoads briefed items D6 and D7 simultaneously. Barry Williams, Crafton Tull, 901 47th Street, Rogers, on behalf of the applicant, was available for questions. A motion was made by Mounger and seconded by Engle to approve the item with staff's recommended conditions. Motion passed unanimously. Nation announced the item would go to the Board of Directors on April 2, 2019.

Item D7. Final Plat Development Permit, FP19-01/ 3500 Block of Hwy. 412 E. Ben Rhoads had previously briefed the item. A motion was made by Engle and seconded by Driscoll to approve the item. Motion passed unanimously. Nation announced the item would go to the Board of Directors on April 2, 2019.

Item D8. Significant Development Permit, SD19-06 / 2200 Block of E. Little John and Sherwood. Ben Rhoads briefed the item. Doug Curry, 20002 Curry Lane, on behalf of Webb Wheel, addressed the Commission with concerns of a truck drive next to Webb Wheel and the safety of children. He asked if it would be possible to construct a fence separating the two properties. Questions from the Commission concerning fencing requirements and drainage were addressed by Rhoads and Justin Bland, City Engineer. Comments from the Commission were addressed to staff directing the County be contacted regarding street maintenance and drainage issues. Jim Krein, 23006 Lawlis Road, the applicant, stated he would be willing to work with Webb Wheel regarding fencing, however, there may be an issue with erecting a fence due to a large right-of-way easement owned by SWEPCO. A motion was made by Engle and seconded by Colvin to approve the item with staff's recommended conditions. Motion passed unanimously. Nation announced the item would go to the Board of Directors on April 2, 2019.

Item E. Chapter 54 (Land Use Code) Amendments. Ben Rhoads presented the proposed changes to the Commission. A motion to recommend the item be presented to the Board was made by Colvin and seconded by Song. Motion passed unanimously. Nation announced the item would go to the Board of Directors on April 2, 2019.

Item F2. Lot Line Adjustment, LA19-01 / 2000 thru 3000 Block of Waukesha Rd. Rhoads informed the Commission of the staff approved permit.

Item F1. Lot Consolidation Permit, LC19-01 / 100 Block of S. Oak Hill. Rhoads informed the Commission of the staff approved permit.

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

Meeting adjourned.

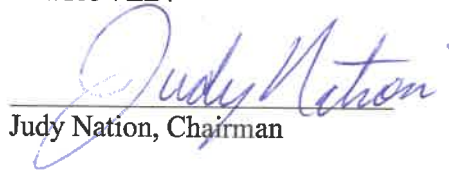
ATTEST:



Renea Ellis, City Clerk



APPROVED:



Judy Nation, Chairman

