

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS
APRIL 13, 2021

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on April 13, 2021

The meeting was called to order by Chairman Smith.

Roll Call: Song, Montgomery, Salley, McKinney, Smith, McKenzie – Present. Driscoll – Absent.

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

A copy of the March 9, 2021, minutes had previously been given to each Commissioner. A motion was made by Montgomery and seconded by McKenzie to accept the minutes. A Voice Vote was taken on the pending motion. Motion passed unanimously.

Item D1. Significant Development Permit, SD21-03, 22000 Hwy. 16. Ben Rhoads briefed the item. Staff recommended approval with conditions. Following discussion by the commission, a motion was made by McKinney to approve the item with staff's stated conditions and seconded by Salley. Motion passed unanimously. This item will go to the Board of Directors on May 4, 2021.

Item D2. Preliminary Plat Development Permit, PP21-01, 600 to 700 Block of East Lake Francis Drive. Rhoads briefed the item. Staff recommended approval with conditions. Rhoads said one phone call of opposition had been received concerning traffic and condition of Lake Francis Drive. Judy Saferite, 726 E. Cypress Court, addressed the commission with concerns about the possibility of parking along Lake Francis Drive, traffic volume, and narrowness of Aspen Court. Rhoads addressed her concerns. Commissioners had questions about Lake Francis Drive improvements. Justin Bland addressed them. Following discussion by the commission, a motion was made by McKenzie to approve the item with staff's stated conditions and seconded by Montgomery. Motion passed unanimously. This item will go to the Board of Directors on May 4, 2021.

Item D3. Rezone Development Permit, RZ21-02, 900 Block of South Washington Street. Rhoads briefed the item. Rhoads stated a late email was received on April 12 and a letter was hand delivered on April 13 in opposition to the request. Staff recommended denial of the application. Ron Homeyer, Civil Engineering, 701 S. Mt. Olive Street addressed the commission on behalf of the applicant. Following discussion by the commission, a motion was made by Song to deny the permit and seconded by McKinney. The commission voted 5-1 to deny the request with member McKenzie voting against the motion to deny. Member Driscoll was absent. This item will go to the Board of Directors on May 4, 2021.

Item E. City Comprehensive Plan Monthly Update. Rhoads briefed the item.

Item F1. Annexation / Zoning Development Permit, AX21-01, 23006 Lawlis Road. Rhoads briefed the item. Went to the Board on April 6, 2021.

Item G1. Lot Split Development Permit, LS21-04, 402 South Oak Hill Street. Rhoads briefed the item. Went to the Board for Easements on April 6, 2021.


Item G2. Lot Split Development Permit, LS21-01, 911 Hwy 16 South. Rhoads briefed the item. Went to the Board for Easements on April 20, 2021.

Item G3. Lot Split Development Permit, LS21-06, 3000 Block of Waukesha Road. Rhoads briefed the item. Went to the Board for Easements on April 20, 2021.

Item G4. Lot Line Adjustment Permit, LA21-01, 415 East University Street. Went to the Board for Easements on May 4, 2021.

There being no further business, a Motion was made by Song and seconded by McKinney to adjourn. A Voice Vote was called. Motion passed unanimously. Meeting adjourned.

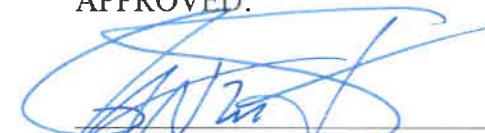
ATTEST:


Renea Ellis, City Clerk, CMC

(SEAL)



APPROVED:


J.W. Smith, Chairman

