

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

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

The meeting was called to order by Chairman Smith.

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

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 June 8, 2021, minutes had previously been given to each Commissioner. Chairman recognized the Permit Technician who reported that scrivener errors have been corrected in the meeting minutes. 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 Highway 16. Ben Rhoads briefed the item. Staff recommended approval with conditions. Following discussion by the commission, a motion was made by Salley to approve the item with staff's stated conditions and seconded by Driscoll. Motion passed unanimously. This item will go to the Board on August 3, 2021.

Item D2. Final Plat Development Permit, FP21-03, 22000 Block of Davidson Road. Rhoads briefed the item. Staff recommended approval with one standard condition. Jeff Farmer, 21923 Davidson Road; addressed the commission with questions about water infrastructure, traffic, and residents obtaining city electric. Rhoads addressed the questions. Following discussion by the commission, a motion was made by Montgomery to approve the item with staff's stated condition and seconded by Song to approve the item. Motion passed unanimously. This item will go to the Board on August 3, 2021.

Item D3. Preliminary Plat Development Permit, PP21-02, 816 Arkansas Highway 16. Rhoads briefed the item. Staff recommended approval with conditions. 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 August 3, 2021.

Item D4. Preliminary Plat Development Permit, PP21-04, 22200 Block of Davidson Road. Rhoads briefed the item. Staff recommended approval with conditions. Jeffrey Farmer, 21923 Davidson Road and Mandy Busse, 22023 Annette Drive; addressed the commission with questions about sewer taps for those not currently on city sewer, annexing into the city, obtaining city water, and paving Davidson Road. Justin Bland and Ben Rhoads addressed the questions. Following discussion by the commission, a motion was made by McKinney to approve the item with staff's stated conditions and seconded by Driscoll. Motion passed unanimously. This item will go to the Board of Directors on August 3, 2021.

Item D5. Rezoning Development Permit, RZ21-06, 610 West Tablequah Street. Rhoads briefed the item. Staff recommended approval with no conditions. Following discussion by the commission, a motion was made by Song to approve the item and seconded by Montgomery. Motion passed unanimously. This item will go to the Board of Directors on August 3, 2021.

Item D6. Special Use Development Permit, SU21-04, 300 Cordes Drive. Rhoads briefed the item. Staff recommended approval with no conditions. Leigh Lee 400 South Mt. Olive Street; addressed the commission and confirmed the house was previously a mother-in-law quarter. Following discussion by the commission, a motion was made by McKenzie to approve the item and seconded by McKinney. Motion passed unanimously. This item will go to the Board of Directors on August 3, 2021.

Item D7. Special Use Development Permit, SU21-05, 302 East Jefferson Street. Rhoads briefed the item. Staff recommended approval with no conditions. Following discussion by the commission, a motion was made by McKinney and seconded by McKenzie to approve the item. Motion passed unanimously. This item will go to the Board of Directors on August 3, 2021.

Item D8. Special Use Development Permit, SU21-06, 400 South Mt. Olive Street. Rhoads briefed the item. Staff recommended approval with no conditions. Following discussion by the commission, a motion was made by Salley and seconded by Song to approve the item. Motion passed unanimously. This item will go to the Board of Directors on August 3, 2021.

Item D9. Special Use Development Permit, SU21-07, 714 W. University Street. Rhoads briefed the item. Staff recommended approval with no conditions. Following discussion by the commission, a motion was made by Driscoll and seconded by Montgomery to approve the item. Motion passed unanimously. This item will go to the Board of Directors on August 3, 2021.

Item E1. Code Revision Approval, Update to Zoning Code, Chapter 102 and Sanitation Code, Chapter 82. Rhoads briefed the item. Staff recommended approval. Following discussion by the commission, a motion was made by McKenzie and seconded by Salley to approve the item. Motion passed unanimously. This item will go to the Board of Directors on August 3, 2021.

Item E2. Code Revision Approval, Update to Zoning Code, Chapter 102. Rhoads briefed the item. Staff recommended approval. Following discussion by the commission, a motion was made by McKenzie and seconded by Montgomery to approve the item. Motion passed unanimously. This item will go to the Board of Directors on August 3, 2021.

Item F. City Comprehensive Plan Monthly Update.

Item G1. Annexation / Zoning Development Permit, AX21-02, 15500 Block of Arkansas Highway 59. Went to the Board on July 6, 2021.

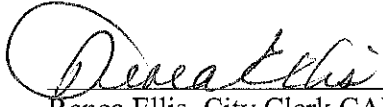
Item H 1. Lot Split Development Permit, LS21-10, 100 Block of Dogwood Place. Rhoads briefed the item. Went to the Board for Easements on June 15, 2021.

Item H 2. Lot Split Development Permit, LS21-11, 1415 and 1507 North Inglewood Street. Rhoads briefed the item. Went to the Board for Easements on July 6, 2021.

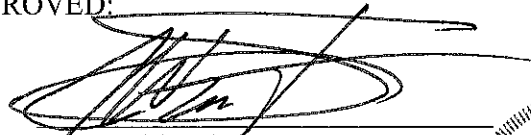
Item H 3. Lot Slit Development Permit, LS21-12, 921 and 923 South Mt. Olive Street. Rhoads briefed the item. To the Board for Easements on July 20, 2021.

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

ATTEST:

  
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Renea Ellis, City Clerk CAMC/CMC

APPROVED:

  
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J.W. Smith, Chairman

(SEAL)

