

Minutes of January 2017 Planning Commission Meeting - 01/09/17

Date and time: 01/09/17 06:00 pm to: 01/09/17 07:00 pm
Present: Meeting Secretary, Commissioner Talbott, Chairman Davis, Commissioner Stafford, Commissioner Moffitt, Secretary Leonard, Commissioner Ramsey, Commissioner Englebrecht, Commissioner Webb
Absent: Mayor Blue, News
Location: City of Little Flock City Hall

Topics

1. Call Meeting to Order @ 6:00 P.M.

The January 9, 2017 meeting of the City of Little Flock Planning Commission was held in the City of Little Flock City Hall at 6:00 PM and called to order by Chairman, Tracy Englebrecht.

2. Roll Call

Roll call was taken by Secretary, Ellen Leonard.
All the Planning Commissioners were present.
See the sign in sheet for additional attendants.

3. Action on Minutes

Decision *Luke Moffitt made a motion to approve the minutes.
Terry Talbott seconded the motion.
The motion passed unanimously.*

4. Unfinished Business

There was no unfinished business.

5. New Business

5-1. Variance - Copper Ridge Subdivision

Decision *Chairman, Tracy Englebrecht, spoke about the comments made by the City Engineer, Tim Sorey, addressing the need for additional variances. The additional variances would need to be obtained for the length of the road to the*

cul-de-sac in addition to variances allowing less road frontage for 3 of the lots. The 3 parcels that have less road frontage than required by ordinance are parcels 18,19, and 20, The overall length of the road to the cul-de-sac cannot exceed 600 feet and would need to be subject to a variance as well.

Tracy Englebrecht opened the floor for public comment. Don Moore asked where the entrance was and thought it a bad idea to have an entrance there.

Bart Bauer said that he could fix the problems with the lack of frontage by setting the homes back, and he could show this on another drawing with a different layout..

Commissioner Troy Davis pointed out that there were also side and back property lines to consider.

Bart Bauer spoke of absorbing the park on some property that he owned in Bentonville negating the need for a variance.

Councilman Bob Stout stated that when Moose Donavan, Fire Chief, signed a letter from the fire department concerning emergency access, he did not take into account the park and that the cul-de-sac would not support the size of a fire truck to turn around.

Commissioner Luke Moffitt also said there was no room for a school bus to turn around either. He clarified why a cul-de-sac could not be more than 600 feet from the entrance. Part of the problem had to do with the distance children would have to walk should a bus break down. Also there could be a problem with traffic congestion, for instance, should someone have a medical emergency at one end of the street requiring an ambulance and it happens during a time when a school bus route was in progress.

Bart Bauer said that he thought that by absorbing his property into the park, this should help the cul-de-sac with emergency vehicles. Bart Bauer said that he could give an easement on those 3 lots or extend the lots. He said that it was no problem and that he wanted to get everything the way we wanted it.

Commissioner Troy Davis said that he was not concerned so much about the variance on the back of the property, but felt that lots should not be allowed to exist without proper street frontage.

Carie Obanion of 2382 Mary Lane Drive wanted to know how many letters were sent out. Secretary, Ellen Leonard checked and later told her that 20 letters were mailed.

Commissioner Diane Stafford asked about taking the houses and moving them back from the cul-de-sac or maybe taking out a lot.

Commissioner Luke Moffitt stated that they still did not have the road frontage the way that this were drawn.

Joseph Orr of Blew and Assoc. stated that the houses are currently 50 or 60 feet from the property line. He said that they could further restrict this on the final plat. He said that the radius on the cul-de-sac is 90 feet.

Chairman Tracy Englebrecht said that he needed to see more drawings before he could approve this variance.

Bart Bauer said that he could put in a traffic Island and a street light at the park. Perhaps that would help with the emergency vehicle situation.

Commissioner Troy Davis asked about the street width.

Bart Bauer stated that the streets would be 24 feet.

Joseph Orr, of Blew and Assoc. stated that they were currently 20 feet.

Commissioner Troy Davis made a motion to table this variance request until next month to allow for the addition of more configuration and additional conversation with the Fire Chief.

Commissioner Luke Moffitt seconded the motion.

The motion passed unanimously.

Bart Bauer said that he would do whatever needed to be done.

5-2. Rezone - Copper Ridge Subdivision

Decision *Chairman, Tracy Englebrecht stated that the portion of the property subject to the rezone is the sliver that was on the side of the hill, and opened the floor to public comments.*

There were no public comments. Public comments were closed.

Commissioner Troy Davis clarified that it was the 15.5 acres that was already in Little Flock before the annexation.

Luke Moffitt made a motion to approve the rezone of the 15.5 acres currently zoned A-1 to R-1.

Keith Ramsey seconded the motion.

The motion passed unanimously.

6. Discussion

Chairman Tracy Englebrecht addressed the Planning Commission on the need to fill out their SOFI (Statements of Financial Interest.) He also spoke of the need to have a work session before the next Planning Commission Meeting to work on the Copper Ridge Subdivision plans.

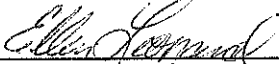
7. Adjourn

Decision Terry Talbott made a motion to adjourn the meeting.

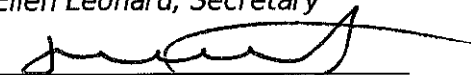
Diane Stafford seconded the motion.

The motion passed unanimously.

Respectfully Submitted,



Ellen Leohard, Secretary



Tracy Englebrecht, Chairman