

Minutes of February 2017 Planning Commission Meeting - 02/06/17

Date and time: 02/06/17 06:00 pm to: 02/06/17 07:00 pm
Present: Meeting Secretary, Secretary Leonard, Mayor Blue, Commissioner Davis, Commissioner Talbott, Commissioner Stafford, Chairman Englebrecht, Commissioner Webb
Absent: Commissioner Ramsey, Commissioner Moffitt
Location: City of Little Flock City Hall

Topics

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

The February 6, 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.
Absent were Keith Ramsey and Luke Moffitt.
See sign in sheet for additional attendants.

3. Action on Minutes

Decision Diane Stafford made a motion to approve the minutes from the January 9, 2017 meeting.
The motion was seconded by Terry Talbott.
The motion passed unanimously.

4. Unfinished Business

There was no unfinished business.

5. New Business

5-1. Variance - Copper Ridge Subdivision - Frontage on Lots

Decision Chairman Tracy Englebrecht opened the floor to public comments. There were no public comments. Public comments were closed.

Chairman Tracy Englebrecht explained that there were also drawings submitted to address changing the sharp curve on Little Flock Drive. There was a landscaped median put in on Copper Ridge Road. Even though this has opened up the cul-de-sac, the needed lot frontage is still short requiring a variance, and there is still the length of the cul-de-sac that needs a variance as well. Commissioner Troy Davis asked what the radius of the new cul-de-sac was on the outside. Jason Orr said that it was 50 or 55 feet. Commissioner Troy Davis went on to explain that there was concern that emergency vehicles and school buses could not turn around. "What is the width of the travel path?" Troy asked. Troy Davis continued, "Will there be a spot for traffic to cut through somewhere in the island?" Jason Orr said that there was not. The island would be landscaped and have light poles on it. Bart Bauer said that this will look exactly like the Woods Creek Subdivision in Bentonville. He said that as of now they meet the standards set out by Moose Donovan, Fire Chief. Chairman Tracy Englebrecht explained that technically action should be made on the frontage variance request first.

Troy Davis made a motion to approve the variance for the lot frontage on lots 18, 19, and 20 of the proposed Copper Ridge Subdivision. Terry Talbott seconded the motion. The motion passed unanimously.

5-2. Variance - Copper Ridge Subdivision - Length of Cul-de-sac

Decision Chairman Tracy Englebrecht stated that we would now review the variance for the length of the cul-de-sac. By ordinance, there is a 600 foot limit, and Copper Ridge Road is much longer than that. Commissioner Troy Davis said that although he was not opposed to it, he still had a concern about an emergency vehicle or school bus blocking the traffic. Troy asked Bart Bauer if he had spoken to Chief Donovan about this. The response was that Moose Donovan thought the road met his safety requirements. Chairman Tracy Englebrecht said that he walked the length on Sunday and it is quite a long way from one end to the other. Tracy suggested a turn around area as a possible solution. Bart Bauer said to pick one of the spots that show a light post and a turn around could be placed there. Troy Davis said that would also slow cars down. He then asked if there had been any public comment on this matter. Secretary, Ellen Leonard said that there had been no public comments concerning this. Janet Stewart raised her hand from the audience to speak.

Janet Stewart of Richard's Glenn Subdivision said that she came tonight to find out some of the details of the Copper Ridge Subdivision. She said that neighbors were questioning lot sizes which are at least one acre as Little Flock requires. She asked if the park was still going to be there. Bart Bauer said no. "Sidewalks?" asked Janet. "No" said Bart. Janet continued, "No? I thought that was a requirement in subdivisions." Diane Stafford said that it was not a requirement in her neighborhood.

Troy Davis said that it is a long way back there, but if there was an additional turn around and Moose was alright with it, he had no remaining problems.

Janet Stewart asked if Cooper Ridge Road was straight or an s-curve. Bart Bauer answered that it was more of an s-curve with landscaped islands. Janet went on to say that even with the curve, people in her neighborhood could drive straight down the center and go pretty fast. She said that she just wanted to share her experience. Bart Bauer said that the only people that would be on that road are those that need to be there. Janet went on to say that unfortunately, the ones that speed are her neighbors.

Diane Stafford said that she had no problems.

Troy Davis made a motion to approve the variance for the length of the public cul-de-sac street as requested being 3100 feet versus the 600 feet as allowed through subdivision regulations for Copper Ridge Subdivision.

Diane Stafford seconded the motion.

The motion passed unanimously.

6. Adjourn

Decision Troy Davis made a motion to adjourn.

Diane Stafford seconded the motion.

The motion passed unanimously.

The meeting was adjourned.