

Minutes of May 2017 Planning Commission Meeting - 05/01/17

Date and time: 05/01/17 06:00 pm to: 05/01/17 07:00 pm

Present: Meeting Secretary, Secretary Leonard, Commissioner Davis, Commissioner Talbott, Commissioner Stafford, Commissioner Moffitt, Chairman Englebrecht

Absent: Commissioner Ramsey, Commissioner Webb

Location: City of Little Flock City Hall

Discussion

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

The May 1, 2017 meeting of the City of Little Flock Planning Commission was held in the City of Little Flock City Hall and called to order by Chairman, Tracy Englebrecht.

2. Roll Call

Roll call was taken by Secretary, Ellen Leonard.

Present were Tracy Englebrecht, Luke Moffitt, Terry Talbott, Diane Stafford, and Troy Davis.

Absent were Keith Ramsey and Ray Webb.

See attached sign in sheet for additional attendants.

3. Action on Minutes

Decision A motion was made by Luke Moffitt to approve the minutes from the April 3, 2017 meeting of the Planning Commission.

The motion was seconded by Terry Talbott.

The motion passed unanimously.

4. Unfinished Business

There was no unfinished business,

5. New Business

5-1. Lot Split - Rick Lockton - 10760 Sugar Creek RD.

Decision Rick Lofton was present to answer questions and discuss his plans for a lot split on 10760 Sugar Creek Road. He bought 80.52 acres in December to build a home. He planned on splitting off a portion of the property to sell. When the parcel was purchased, it was divided into portions that

were somehow given the same parcel number at the court house. Since they are planning on selling one of the parcels, there is need for separate parcel numbers for each portion. There will be a parcel for the piece that looks like a chicken leg, and another for the rest of it. Tract 1 would be 68.71 and Tract 2 would be 11.81 acres. Part of the property lies within the City of Little Flock and the rest is in Benton County. The long term plan is to annex the county portion into the city. Annexation requests would go directly to the City Council and Commissioner Troy Davis urged Rick Lockton to act on the annexation sooner than later. Troy Davis said that the plat needed to show the right of way easement for Sugar Creek Road and Nichols Road. Troy Davis noticed a shed was 46 feet from the road. He explained that the easement from the center of the road is 40 feet and then any building would need to be an additional 30 foot back. Since the shed is already there, it can stay there as a non conforming structure. Should the shed need to be rebuilt at some point the set back would be enforced. Troy Davis marked the changes on his paperwork for the surveyor to change.

Troy Davis made a motion to accept the lot split of 10760 Sugar Creek Rd. with the addition of easements as shown on Nichols Road and Sugar Creek Rd.

The motion was seconded by Terry Talbott.

The motion passed unanimously.

6. Discussion

6-1. Jackie Chestnutt - Wedding Chapel Expansion - Conditional Use Permit - 3929 Chestnutt Lane

Chairman Tracy Englebrecht explained that the Chestnutt's have expanded their wedding chapel and the expansion will possibly hold more individuals than the original conditional use allowed. The Chestnutt's were not present. It was explained that efforts had been made to contact by mail and phone. Troy Davis asked when the large sign was put in place. It seems that it was around 3 years ago according discussion. Troy Davis could not find anything in the original conditional use about allowing the sign. It was decided to continue to try to invite the Chestnutt's to the next meeting for discussion.

6-2. Camper or Tiny House - Rocky Ridge Trail

Decision Tracy Englebrecht explained that there was a 3 acre parcel of property for sale on Rocky Ridge Trail. The individuals that wished to purchase the property asked if they could place a camper on the property in which to live in until the home was built. Tracy told them of our camper ordinance. He was then asked about living in a tiny house that they would place on the property while they built. Troy Davis recited the ICC tiny house building code for a habitable dwelling for a house as having a bathroom, kitchen, and sleeping area of at least 70 square feet per person. He said that his definition also included that the plumbing be permanently attached with its own septic system. A house differs from a camper in that it is a permanent structure. A mobile home is not permanent until the wheels are removed and it is strapped down to the ground. Commissioner Diane Stafford asked about the 3 campers on 13th Street and was told they were placed there before the ordinance passed. Troy Davis spoke of another municipality that would only allow the camper to be hooked up for 2 weeks at a time. Tracy Englebrecht said that he would bring this up at the City Council Meeting and ask the City Attorney for clarity.

6-3. Land Use Plans and Master Street Plans

Copies of the ordinance adopting the Land Use Plan and the Master Street Plan are taped up for review. They have gone through a first reading with the City Council. Troy Davis suggested that we get a current copy of our zoning map. Tracy said that would happen this summer.

6-4. White's House on 13th Street - Patty and Dale Hoofard - Subdivision

Patty Hoofard was present to discuss the project. She said that they are buying the Paulene White property on 13th Street to build their personal home. They planned to divide it into 4 parcels keeping one and selling the rest. Each parcel would be 3 acres. Each parcel has road frontage from 13th Street. She did not think this was an actual subdivision. Tracy Englebrecht explained that whether it had street frontage or not, it was considered a subdivision by our codes since there will be more than 1 split in 3 years. He told her that she needed a plat, drainage study, and an approval to move ahead on this. A copy of the subdivision code was sent to Dale Hoofard. Troy Davis asked how much street frontage each lot had. He was told 200 feet. Commissioner Luke Moffitt told her that he liked the idea of what they were doing, but told her that they would have to jump through the hoops to be a subdivision unless they split of one parcel every 3 years. Troy Davis asked her to put some thought into her accesses to the road since 13th Street is heavily traveled. He suggested the possibility of 2 neighbors sharing a driveway. Tracy Englebrecht interjected that expenses for culverts would be lessened with this plan. Since this did not involve a rezone, letters won't need to be sent to neighbors for a public hearing.

7. Adjourn

Diane Stafford made a motion to adjourn.

Luke Moffitt seconded the motion.

The meeting was adjourned.

Respectfully Submitted,



Ellen Leonard, Secretary



Tracy Englebrecht, Chairman