

Minutes for January 2018  
Planning Commission meeting 01/08/2018

1. **Call meeting to order at 6:00 p.m.**

The January 08, 2018 Planning Commission meeting for the City of Little Flock was called to order by Chairperson, Tracy Englebrecht.

2. **Roll Call**

**Present were:**

**Chairperson Tracy Englebrecht**  
**Vice Chairperson Diane Stafford**  
**Commissioner Luke Moffitt**  
**Commissioner Troy Davis**  
**Commissioner Terry Talbott**  
**Commissioner Keith Ramsey**  
**Commissioner Ray Webb**

**(Additional attendees are listed on the sign-in sheet)**

3. **Action on Minutes**

**Commissioner Luke Moffitt** motioned to approve the December 2017 Planning Commission meeting minutes as written.

**Commissioner Keith Ramsey** seconded the motion.

**Roll Call:**

**Chairperson Tracy Englebrecht - Yes**  
**Vice Chairperson Diane Stafford – Yes**  
**Commissioner Luke Moffitt - Yes**  
**Commissioner Troy Davis - Yes**  
**Commissioner Terry Talbott - Yes**  
**Commissioner Keith Ramsey - Yes**  
**Commissioner Ray Webb - Yes**

**Motion passed unanimously.**

4. **Unfinished Business**

No unfinished business.

5. **New Business**

- **Handyman Help, LLC.** - Moncrief, David; 1322 Little Flock Drive; C.U.P\* Review  
David Moncrief reported no changes have been made since the approval of his Conditional Use Permit in 2012. There have also been no City complaints reported.  
**Commissioner Troy Davis** motioned to approve the Conditional Use Permit for David Moncrief Handyman Help, LLC as long as he owns the property at 1322 Little Flock Drive.  
**Commissioner Keith Ramsey** seconded the motion.

**Roll Call:**

**Chairperson Tracy Englebrecht - Yes**  
**Vice Chairperson Diane Stafford – Yes**  
**Commissioner Luke Moffitt - Yes**  
**Commissioner Troy Davis - Yes**  
**Commissioner Terry Talbott - Yes**  
**Commissioner Keith Ramsey - Yes**  
**Commissioner Ray Webb - Yes**

**Motion passed unanimously.**

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- **Vacation Rentals** – Yoder, Terry & Jennifer; 1620 Little Flock Drive; C.U.P.\* Review  
Jennifer Yoder reported no changes have been made since the approval of their Conditional Use Permit in 2017. She stated, “business is good and they rented the property 20% of the time in 2017.” There have also been no City complaints reported. **Vice Chairperson Diane Stafford** motioned to approve the Conditional Use Permit for Terry & Jennifer Yoder with Vacation Rentals as long as they own the property at 1620 Little Flock Drive.

**Commissioner Terry Talbott** seconded the motion.

**Roll Call:**

**Chairperson Tracy Englebrecht - Yes**  
**Vice Chairperson Diane Stafford – Yes**  
**Commissioner Luke Moffitt - Yes**  
**Commissioner Troy Davis - Yes**  
**Commissioner Terry Talbott - Yes**  
**Commissioner Keith Ramsey - Yes**  
**Commissioner Ray Webb - Yes**  
**Motion passed unanimously.**

- **Copper Ridge** – Bauer, Bart; Sign Permit for Copper Ridge Subdivision  
Bart Bauer submitted a sign permit application to the City of Little Flock for his subdivision; Copper Ridge.  
**Commissioner Troy Davis** motioned to approve the sign permit application for Copper Ridge contingent upon the P.O.A. being responsible for maintaining the sign, sign utilities, and all landscaping surrounding the sign. The City can step in at their discretion if the sign is not maintained.

**Commissioner Luke Moffitt** seconded the motion.

**Roll Call:**

**Chairperson Tracy Englebrecht - Yes**  
**Vice Chairperson Diane Stafford – Yes**  
**Commissioner Luke Moffitt - Yes**  
**Commissioner Troy Davis - Yes**  
**Commissioner Terry Talbott - Yes**  
**Commissioner Keith Ramsey - Yes**  
**Commissioner Ray Webb - Yes**  
**Motion passed unanimously.**

**6. Adjourn**

**Commissioner Luke Moffitt** motioned to adjourn.

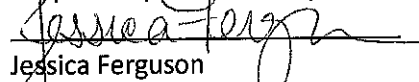
**Commissioner Ray Webb** seconded the motion.

Adjourned at 6:30 p.m.

**7. After Meeting Work Session**

None

Respectfully Submitted By:

  
Jessica Ferguson  
Planning Commission Secretary

Approved By:

  
Tracy Englebrecht  
Planning Commission Chairperson