

**Minutes for December 2020  
Planning Commission Meeting  
12/07/2020**

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

The December 7<sup>th</sup>, 2020 Planning Commission meeting for the City of Little Flock was called to order at 6:00 p.m. by, Chairperson Terry Talbott.

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**2. Roll Call**

Present were:

Commissioner Diane Stafford

Commissioner Luke Moffitt

Commissioner Keith Ramsey

Commissioner Ray Webb

Commissioner Jim Murphy

Chairperson Terry Talbott

Vice Chairperson Troy Davis

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

(Zoom meeting was open to the public via FaceBook Live)

**3. Action on Minutes**

Commissioner Diane Stafford motioned to approve the November 2020 Planning Commission minutes as written.

Commissioner Keith Ramsey seconded the motion.

**Motion passed unanimously.**

**4. Unfinished Business**

None

**5. New Business**

- **Blue Water Tank Testing; Conditional Use Permit; Gruetzmacher, Randy**

Mr. Gruetzmacher was not present.

Commissioner Luke Moffitt motioned to table Blue Water Tank Testing till the January 2021 meeting.

Commissioner Jim Murphy seconded the motion.

**Motion passed unanimously.**

**Board of Adjustments:**

- **CC-THP Little Flock LLC; Variance; Apartments at Cross Creek; 3302 N. Dixieland Rd.**

Greg Brown stood to speak on behalf of the property owners, CC-THP Little Flock LLC. He stated during the original construction, some of the structures on the property were built within the setbacks. The property owners wanted to bring it to the City's attention so paperwork can reflect the issues have been identified and the needed Variances have been approved.

Chairperson Terry Talbott opened the floor for public comments.

No public comments were made.

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Chairperson Terry Talbott closed public comments.

Commissioner Troy Davis motioned to approve the Variance for CC-THP Little Flock LLC, Villages of Cross Creek located at 3302 N. Dixieland Rd., for the

following:

The maintenance building setback to be zero feet.

Garage 7 setback to be 4.5 feet.

North building setbacks as it stands today from the property line.

Separation requirement of 50 feet between structures to be no less than the smallest dimension provided in the example (appears to be 23.9 feet between any two structures on the property).

All exterior building setbacks as they stand today for the perimeter distance to the property line.

The property Grandfathers as it stands today in the future.

Commissioner Luke Moffitt seconded the motion.

Vote:

Commissioner Diane Stafford - Yes

Commissioner Luke Moffitt - Yes

Commissioner Keith Ramsey - Yes

Commissioner Ray Webb - Yes

Commissioner Jim Murphy - Yes

Chairperson Terry Talbott - Yes

Vice Chairperson Troy Davis - Yes

**Motion passed unanimously.**

- **4916 N. Ar. 94 HWY; Johnson Tracks 1 & 2; Walden Michael & Jonna; Property Line Adjustment**

Commissioner Troy Davis motioned to approve the Property Line Adjustment for Johnson Tracks 1 & 2, located at 4916 N. Ar. 94 HWY, with corrections, modifications, and updates made.

Commissioner Jim Murphy seconded the motion.

Vote:

Commissioner Diane Stafford - Yes

Commissioner Luke Moffitt - Yes

Commissioner Keith Ramsey - Yes

Commissioner Ray Webb - Yes

Commissioner Jim Murphy - Yes

Chairperson Terry Talbott - Yes

Vice Chairperson Troy Davis - Yes

**Motion passed unanimously.**

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**6. Adjourn**

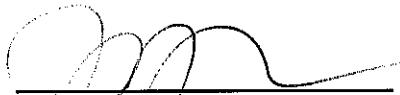
Commissioner Diane Stafford motioned to adjourn.  
Commissioner Luke Moffitt seconded the motion.

**Motion passed unanimously.**

Meeting was adjourned.

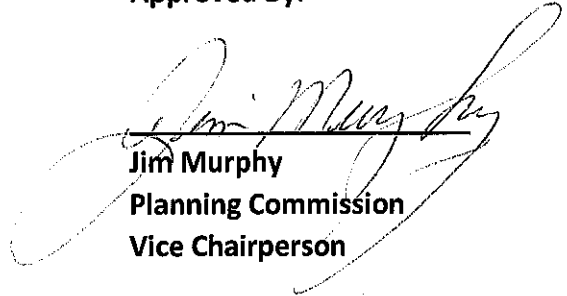
**7. Work Session to Follow**

**Respectfully Submitted By:**



**Jessica Ferguson  
Planning Commission  
Secretary**

**Approved By:**



**Jim Murphy  
Planning Commission  
Vice Chairperson**