

**Minutes for December
Planning Commission Meeting
12/06/2021**

1. Call Meeting to Order at 6 p.m.

The December 6th, 2021, Planning Commission meeting for the City of Little Flock was called to order at 6:00 p.m. by, Chairperson Luke Moffitt.

2. Roll Call

Present were:

Commissioner Bill Towle

Commissioner Keith Ramsey

Commissioner Diane Stafford

Commissioner Ray Webb

Commissioner Kelly Horn

Commissioner Richard Crow

Chairperson Luke Moffitt

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

3. Action on Minutes

Commissioner Diane Stafford motioned to approve the November 1st, 2021, Planning Commission minutes as presented.

Commissioner Bill Towle seconded the motion.

Motion passed unanimously.

4. Unfinished Business

Announcement: Chairperson Luke Moffitt discussed the meeting he had with Regional Planning. Topics included spot zonings, bill of assurances, and land use plans.

5. New Business

Planning Commission:

- **Cox, Jerome & Kelsey; Cyrenne, Christopher & Jocelyne; 3800 Copper Ridge Rd.; Parcel # 23-00581-000 & 23-00580-000; Property Line Adjustment**

The surveyor, Clay Watson, stood to speak on behalf of the property owner. They are requesting a Property Line Adjustment for the new parcels to be 2.22 acres and 1.35 acre. The reason is to adjust the amount of land the property owner must maintain.

Commissioner Diane Stafford motioned to approve the property line adjustment for 3800 Copper Ridge Rd. with tech corrections.

Commissioner Keith Ramsey seconded the motion.

Votes:

Commissioner Bill Towle -Yes

Commissioner Keith Ramsey-Yes

Commissioner Diane Stafford-Yes

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Commissioner Ray Webb-Yes
Commissioner Kelly Horn-Yes
Commissioner Richard Crow-Yes

Motion passed unanimously.

- **Lockton Revocable Trust; Parcel # 23-00033-000; Property Line Adjustment**

The property owner stood to speak about his request. The lot is currently 4.71 acre. He would like to pull from his surrounding property and adjust the property lines to create a 5-acre parcel. The properties included in the application fall outside the city limits but in the Little Flock planning jurisdiction.

Commissioner Diane Stafford motioned to approve the property line adjustment for parcel# 23-00033-000.

Commissioner Bill Towle seconded the motion.

Votes:

Commissioner Bill Towle -Yes
Commissioner Keith Ramsey-Yes
Commissioner Diane Stafford-Yes
Commissioner Ray Webb-Yes
Commissioner Kelly Horn-Yes
Commissioner Richard Crow-Yes

Motion passed unanimously.

- **Carpio, Marvin; Parcel # 23-00306-002; Lot Split**

The property owner and representative stood to explain his request for a lot split. Some of the Commissioners stated they are concerned that there is not enough of a hardship to request a variance along with the lot split. The representative stated the length and depth along with the layout of the lot creates a hardship which should be enough for the property owner to request a variance for the street frontage. The property owner cannot do a lot split without the street frontage variance due to the non-conformity issues.

Commissioner Keith Ramsey motioned to approve the lot split, for a two-acre lot into two one-acre lots, for parcel # 23-00306-002, contingent on City Council approving the variance of 150 feet to be 100 feet per parcel.

Commissioner Kelly Horn seconded the motion.

Votes:

Commissioner Bill Towle -No
Commissioner Keith Ramsey-Yes
Commissioner Diane Stafford-Yes
Commissioner Ray Webb-No

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Commissioner Kelly Horn-Yes

Commissioner Richard Crow-Yes

4 yes; 2 no

Lot split passed with contingencies.

Commissioner Diane Stafford motioned to adjourn the Planning Commission meeting for the Board of Adjustments.

Commissioner Keith Ramsey seconded the motion.

Motion passed unanimously.

Planning Commission was adjourned.

Board of Adjustments

•Carpio, Marvin; Parcel # 23-00306-002; Variance for street frontage

Commissioner Diane Stafford motioned to recommend the variance for 150 feet of street frontage to be a minimum of 100 feet of street frontage for parcel # 23-00306-002 contingent on City Council approving the variance.

Commissioner Kelly Horn seconded the motion.

Votes:

Commissioner Bill Towle -No

Commissioner Keith Ramsey-Yes

Commissioner Diane Stafford-Yes

Commissioner Ray Webb-No

Commissioner Kelly Horn-Yes

Commissioner Richard Crow-Yes

4 yes; 2 no

Recommendation passed.

Commissioner Diane Stafford motioned to adjourn for the Board of Adjustments.

Commissioner Kelly Horn seconded the motion.

Motion passed unanimously.

Board of adjustments was adjourned.

Planning Commission meeting resumed.

**• Rebecca B. Umbarger Revocable Trust; 3321 N. Dixieland Rd.;
Rezone from Ag to R1**

The property owners stood to explain their request to rezone their property from Ag to R1. The Commissioners expressed concerns about the request to go from Ag to R1 and suggested the property owners consider Ag to RE. The property owners agreed to change their request to Ag to RE. They stated their plans are to split the property in the future. The Commissioners discussed some

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of the options the property owners have if they choose to move forward with those plans at a later date.

Chairperson Luke Moffitt opened for public comments.

Mrs. Donahoe, 3406 N. 13th St., stood to say she has no issues with a RE rezone but does not agree with an R1 zoning.

Public Comments were closed.

Commissioner Bill Towle motioned to recommend the rezone from Ag. to RE for parcel # 23-00286-000.

Commissioner seconded by Kelly Horn.

Votes:

Commissioner Bill Towle -Yes

Commissioner Keith Ramsey-Yes

Commissioner Diane Stafford-Yes

Commissioner Ray Webb-Yes

Commissioner Kelly Horn-Yes

Commissioner Richard Crow-Yes

Recommendation passed unanimously.

- **Reynolds, Carol; Parcel # 23-00344-001; Property Line Adjustment**

The Reynolds are asking for a property line adjustment on their two-tracts. The request is to move the property line to create enough street frontage to allow for a possible lot split.

Commissioner Bill Towle motioned to approve the property line adjustment for parcel # 23-00344-001 contingent on the variance being approved by City Council, or the owners confirm the ownership of the small section located on the south of their parcel, and the dedication of the easement being granted to the city.

Commissioner Ray Webb seconded the motion.

Votes:

Commissioner Bill Towle -Yes

Commissioner Keith Ramsey-Yes

Commissioner Diane Stafford-Yes

Commissioner Ray Webb-Yes

Commissioner Kelly Horn-Yes

Commissioner Richard Crow-Yes

Motion passed unanimously.

- **Reynolds, Carol; Parcel # 23-00344-001; Lot Split**

The Reynolds are asking for a lot split. The request is to split the large parcel into two different parcels.

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Chairperson opened for public comments.

Anthony Baker stood to speak; 750 McClure Rd; he asked questions about the property lines that currently exist.

Lisa Vargas; 613 Stratton Rd.; requested the Commissioners not allow multi-family. The Commissioners clarified that current application was not for multi-family.

Public comments were closed.

Commissioner Bill Towle motioned to approve the lot split for parcel # 23-00344-001 contingent on the variance being approved by City Council, the owners confirm the ownership of the small section located on the south of their parcel, and the dedication of the easement being granted to the city.

Commissioner Ray Webb seconded the motion.

Votes:

Commissioner Bill Towle -Yes

Commissioner Keith Ramsey-Yes

Commissioner Diane Stafford-Yes

Commissioner Ray Webb-Yes

Commissioner Kelly Horn-Yes

Commissioner Richard Crow-Yes

Motion passed unanimously.

- **Reynolds, Carol; Parcel # 23-00344-001; Variance for street frontage**
The Reynolds are asking for a variance to the street frontage requirement on 150 feet to be 100 feet. This variance will be to allow for a lot split to their parcel. During the discussion it was observed that there was information that needed to be verified before the need for a variance could be discussed. The Commissioners agreed that ownership verification needs to be done before the variance request goes any further.
- **Sayre Revocable Trust– Wildflower Lane & 5440 N. Ar. 94 HWY;
Parcel # 23-00002-000 & 23-00003-000Rezone from Ag. to R1**
Developer Bart Bauer, representing the Sayre Revocable Trust, stood to speak about their request for a rezone from Ag. to R1, located at Wildflower Lane & 5440 N. Ar. 94 HWY.
Chairperson Luke Moffitt opened for public comments.
Lisa Watson, Wildflower Lane, stated she is frustrated that this application keeps coming up. She raised concerns with the conditions of her conditional use permit limiting the amount of foot traffic she could have on her property for business purposes and now there will be an entire new subdivision going in right across from her.

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Ginger Treece, Rustic & HWY 94, said she stands in favor of the rezone.
Marc Barry, 818 & 860 Wildflower Lane, stood to communicate his frustration and concerns over traffic issues, noise pollution, increase in population in that remote area, septic concerns, and water run off issues. He went on to say that there is limited foliage to provide privacy in between properties.
Kenneth Rich, 1049 Wildflower Lane, stated he does not agree with the Bill of Assurance that the developer presented as an attachment to the rezone request.
Bart Bauer, the developer, stated the new street will aid in alleviating traffic safety issues, the potential subdivision will have no more than fifteen new structures and one existing structure on the 26 acres that contains two parcels.
Chairperson Luke Moffitt closed the public comments.

Votes:

Commissioner Bill Towle -No
Commissioner Keith Ramsey-No
Commissioner Diane Stafford-Yes
Commissioner Ray Webb-Yes
Commissioner Kelly Horn-Yes
Commissioner Richard Crow-abstained
3 yes; 2 no; 1 abstained

- **Vice Chairperson election**

Vice Chairperson election for 2022.

Commissioner Richard Crow motioned to approve Bill Towle as the Vice Chairperson for 2022.

Commissioner Diane Stafford seconded the motion.

Motion passed unanimously.

6. Adjourn

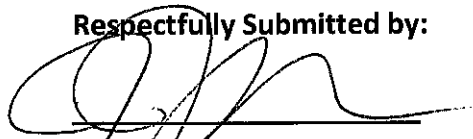
Commissioner Diane Stafford motioned to adjourn.

Commissioner Keith Ramsay seconded the motion.

Motion passed unanimously.

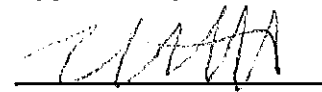
7. After meeting discussion to follow

Respectfully Submitted by:



Jessica Ferguson
Planning Commission
Secretary

Approved by:



Luke Moffitt
Planning Commission
Chairperson