

Minutes for April Planning Commission Meeting 04/04/2022

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

The April 4th, 2022, 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

Vice Chairperson Bill Towle - Present

Commissioner Diane Stafford - Present

Commissioner Keith Ramsey - Present

Commissioner Ray Webb - Present

Commissioner Richard Crow - Present

Commissioner Kelly Horn - Present

Chairperson Luke Moffitt - Present

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

3. Action on Minutes

Commissioner Richard Crow motioned to approve the March 7th, 2022; Planning Commission minutes as presented.

Commission Ray Webb seconded the motion.

Motion passed unanimously.

4. Announcements

The city Easter Egg Hunt will be held on April 15th, 2022, at 6:00 p.m., at McClure Park.

5. Unfinished Business

None

6. New Business

- Duncan, Joe & Sidney; 875 Wildflower Lane; Rezone for 5.19 acres; Agricultural to Residential 1

Joe Duncan, property owner of 875 Wildflower Lane, stood to discuss his rezone request. The rezone is to go from Agricultural to Residential 1 for his parcel of 5.19 acres. The request is so he can subdivide his parcel in the future.

Chairperson Luke Moffitt opened for public comments.

Kenneth Rich, 1049 Wildflower Lane, expressed his support for the rezone from Agricultural to Residential 1.

Chairperson Luke Moffitt closed public comments.

Commissioner Diane Stafford motioned to recommend the rezone, from Agricultural to Residential 1, for 875 Wildflower Lane.

Commissioner Ray Webb seconded the motion.

Votes:

Vice Chairperson Bill Towle -Yes

Commissioner Diane Stafford-Yes

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Commissioner Keith Ramsey-Yes

Commissioner Ray Webb-Yes

Commissioner Richard Crow-Yes

Commissioner Kelly Horn-Yes

Motion passed unanimously.

- Gwen Meadows; 5440 N. Ar. HWY 94; Parcel # 23-00002-000 & 23-00003-000; Pre-plat

Developer Bart Bauer, Gwen Meadows Parcel # 23-00003-000 & 23-00002-000, stood to discuss his Pre-Plat application. He stated all lots have 150' feet of street frontage, there are 15 lots, the subdivision will have curb and gutter, the current proposal for Grant Lane has been made to allow safer and more ideal egress/ingress.

Chairperson Luke Moffitt opened for public comments.

Lisa Watson, 775 Wildflower Lane, had questions concerning the proposed placement of Grant Lane.

Chairperson Luke Moffitt closed for public comments.

Commissioner Richard Crow motioned to approve the Pre-Plat for Gwen Meadows contingent on technical corrections being made and engineering approval/review.

Commissioner Kelly Horn seconded the motion.

Votes:

Vice Chairperson Bill Towle-Yes

Commissioner Diane Stafford-Yes

Commissioner Keith Ramsey-Yes

Commissioner Ray Webb-Yes

Commissioner Richard Crow-Yes

Commissioner Kelly Horn-Yes

Motion passed unanimously.

- Gwen Meadows; 5440 N. Ar. HWY 94; Parcel # 23-00003-000; Property Line Adjustment

Developer Bart Bauer, Gwen Meadows Parcel # 23-00003-000, stood to discuss his property line adjustment for the 5-acre parcel to become a 2-acre parcel. This allows the other 3-acres to be added to parcel number 23-00002-000, for Gwen Meadows subdivision.

Commissioner Ray Webb motioned to approve the property line adjustment for parcel number 23-00003-000 with technical corrections to be made.

Commissioner Keith Ramsey seconded the motion.

Votes:

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Vice Chairperson Bill Towle-Yes
Commissioner Diane Stafford-Yes
Commissioner Keith Ramsey-Yes
Commissioner Ray Webb-Yes
Commissioner Richard Crow-Yes
Commissioner Kelly Horn-Yes
Motion passed unanimously.

Chairperson Luke Moffitt entertained a motion to adjourn for the Board of Adjustments.
Commissioner Diane Stafford motioned to adjourn.
Vice Chairperson Bill Towle seconded the motion.
Motion passed unanimously.
Planning Commission meeting adjourned for the Board of Adjustments.

Board of Adjustments

The city of Little Flock's Board of Adjustments meeting was called to order at 6:35 p.m. by, Chairperson Luke Moffitt.

Roll Call:
Vice Chairperson Bill Towle
Commissioner Diane Stafford
Commissioner Keith Ramsey
Commissioner Ray Webb
Commissioner Richard Crow
Commissioner Kelly Horn
Chairperson Luke Moffitt

- Gwen Meadows; 5440 N. Ar. HWY 94; Parcel # 23-00002-000 & 23-00003-000; Variance
Developer Bart Bauer, Gwen Meadows, stood to discuss his variance request for the 50 ft. right-of-way to be adjusted to 40 ft. right-of-way; five feet on each side of Grant Lane. He would like the variance so Grant Lane will be better stabilized away from the ravine. The variance will affect parcel numbers 23-00002-000 & 23-00003-000; lot 15 and the area with the existing house.
The Commissioners discussed concerns with approving the variance request for 50 ft. right-of-way to a 40 ft. right-of-way for the length of Grant Lane. The

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mentioned the option of approving the variance request for the section of Grant Lane on Lot 15.

Commissioner Richard Crow motioned to approve the variance request for 50 ft. right-of-way to a 40 ft. right-of-way for the section of Grant Lane on Lot 15 for parcel number 23-00002-000 with engineering review/approval.

Commissioner Bill Towle seconded the motion.

Votes:

Vice Chairperson Bill Towle-Yes

Commissioner Diane Stafford-Yes

Commissioner Keith Ramsey- No

Commissioner Ray Webb-Yes

Commissioner Richard Crow-Yes

Commissioner Kelly Horn-Yes

Motion passed; 5- Yes & 1-No

Chairperson Luke Moffitt entertained a motion to adjourn the Board of Adjustments.

Commissioner Diane Stafford motioned to adjourn the Board of Adjustments.

Vice Chairperson Bill Towle seconded the motion.

Motion passed unanimously.

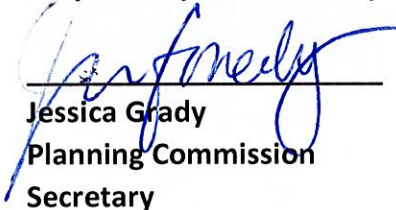
7. Adjourn

Commissioner Richard Crow seconded the motion.

Motion passed unanimously.


8. After meeting discussion to follow

Respectfully Submitted by:



Jessica Grady
Planning Commission
Secretary

Approved by:



Bill Towle
Planning Commission
Vice Chairperson