

# Minutes of July 2017 Planning Commission Meeting - 07/10/17

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Date and time: 07/10/17 06:00 pm to: 07/10/17 07:00 pm

Present: Meeting Secretary, Commissioner Davis, Commissioner Ramsey, Commissioner Talbott, Commissioner Stafford, Commissioner Moffitt, Chairman Englebrecht, News, tammywebb12@gmail.com, Council Member, Commissioner Webb, Council Member Carmical, Council Member Cantwell, Council member Sapp, Council Member Milholen, Council Member Phillips, mswishon@hotmail.com

Location: City of Little Flock City Hall

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## Topics

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

The July 10, 2017 meeting of the Planning Commission of the City of Little Flock was called to order by Chairman Tracy Englebrecht.

### 2. Roll Call

Roll call was taken by Secretary, Ellen Leonard.  
Present were Tracy Englebrecht, Terry Talbott, Ray Webb, Keith Ramsey, and Luke Moffitt.  
Absent were Diane Stafford, and Troy Davis.  
Additional attendees are listed on the sign in sheet.

### 3. Action on Minutes

**Decision** *A motion was made by Luke Moffitt to approve the minutes with corrections.  
The motion was seconded by Keith Ramsey.  
The motion passed unanimously.*

### 4. Unfinished Business

Copper Ridge - Update on Little Flock Drive curve improvement.

The detailed drawings have still not arrived. A letter is being sent to them.

### 5. New Business

5-1. Conditional Use Permit - Chesnutt - 3949 Chesnutt Drive - Country Manor Chapel



**Decision** Jackie Chesnutt was present to represent the Country Manor Chapel. Public hearing was opened for comments. Sandy West spoke that she was a neighbor and concerned with the noise. Sandy asked how many people would be accommodated. Jackie Chesnutt stated that the increase would be for about 100 people. Sandy was also concerned with the parking and increased septic demand. She also said that the Chesnutt family had been very accommodating by putting up a fence to keep children away from her horses.

Jackie Chesnutt said that he could control the noise by asking the patrons to close the events by 8:00 PM and leave the premises by 9:00 PM. Jackie Chestnutt said that the septic had never been a problem before.

Public comments were closed.

Luke Moffitt said that the septic is not something that we control in the Planning Commission. That is something for the building inspector to handle. There have never been complaints in past years when this business was in operation. Emergency vehicles could use the circle drive. "I think the sign can stay as it is, but should there be changes to the sign, you should re-apply for a new sign permit," said Commissioner Moffitt. Tracy Englebrecht stated that ideally, these things should have been brought to the Planning Commission before rather than after the fact since the building had been already been completed and ready for business.

Luke Moffitt made a motion to approve the conditional use permit for the Country Manor Chapel with the existing sign with no time limit. Should issues arrive, the Planning Commission could call them back in for review.

Keith Ramsey seconded the motion.

The motion passed unanimously.

## 5-2. Final Plat - Hoofard - 3232 N. 13th - The Farm

**Decision** The Hoofard's did not show up for the meeting to discuss the final plat.

Luke Moffitt made a motion to table the final plat until August.

The motion was seconded by Ray Webb.

The motion passed unanimously.

## 5-3. Iglesia De Cristo - Conditional Use Permit - Church - Tina Ford - 2982 N. Woods Lane

**Decision** Tina Ford project manager with Bates and Assoc. spoke for the church. She said that they have been operating a church for the past 15 years. The additional building is for gatherings and activities related to the church. There will not be a day care in the building. They just needed more space.

Public comments were opened. Cleo Wishon spoke of her concerns for the drainage should this project pass. She was worried that the development would cause flooding in the area that she owns a home.

Public comments were closed. Tracy Englebrecht asked if there had been any complaints about the church. There had been none.

Luke Moffitt made a motion to approve the conditional use permit for the church with an indefinite time limit.

Terry Talbott seconded the motion.

The motion passed unanimously.

## 5-4. Iglesia De Cristo - Property Line Adjustment - Tina Ford -2982 N. Woods Lane



**Decision** *Tina Ford, project manager with Bates and Assoc., was present to answer any questions concerning this proposal. Luke Moffitt and Tracy Englebrecht discussed the street easements on the map. Woods Lane is a collector requiring 60 feet of easement. The shed on the property is to be removed from the map since it is no longer standing. It was discussed that the retention pond not be maintained by the city. The radius of the entrance was about 15 feet. Luke Moffitt made a motion to approve the property line adjustment for Iglesia de Cristo with the condition that the shed on the north side be removed and the correct easement language be included.*

*The motion was seconded by Ray Webb.*

*The motion passed unanimously.*

## 5-5. Iglesia De Cristo - Large Scale Development - Tina Ford - 2982 N. Woods Lane

**Decision** *Chairman, Tracy Englebrecht, discussed the drainage concerns that Tim Sorey, City Engineer, had concerning the project. A meeting will be planned to work through these concerns. It is hoped that the drainage in this area is better after this project than it is currently. Luke Moffitt made a motion that this be tabled till the August meeting.*

*The motion was seconded by Terry Talbott.*

*The motion passed unanimously.*

## 6. Adjourn

**Decision** *A motion to adjourn the meeting was made by Ray Webb. The motion was seconded by Luke Moffitt. The motion passed unanimously.*

**Decision** *Respectfully Submitted:*  
*Approved by:*

  
*Tracy Englebrecht*  
*Planning Chairman*

