

**Minutes for October 2017**  
**Planning Commission Meeting 10/02/2017**

1. **Call Meeting to Order** at 6:00p.m.

The October 02, 2017 Planning Commission meeting for the City of Little Flock was called to order by Chairman, Tracy Englebrecht.

2. **Roll Call**

Roll call was taken by Secretary, Jessica Ferguson.

**Present were:**

**Chairman Tracy Englebrecht**

**Vice Chairman Terry Talbot**

**Commissioner Troy Davis**

**Commissioner Keith Ramsey**

**Commissioner Luke Moffitt**

**Commissioner Ray Webb**

**Absent were:**

**Commissioner Diane Stafford**

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

3. **Action on Minutes**

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

**Commissioner Keith Ramsey** seconded the motion.

**Chairman Tracy Englebrecht** called it to a vote.

The September 2017 minutes were unanimously approved.

4. **Unfinished Business**

No unfinished business.

5. **New Business**

**Board of Adjustments**

- **Copper Ridge** – Bart Bauer, Copper Ridge Subdivision - Little Flock Drive and East of Woods Lane; Variance

Developer Bart Bauer has requested a variance on parcel number 01-00248-555 for the right-of way to be reduced from 50ft to 40ft. The variance will reduce the street easement of approximately 1,500 feet at the north end of Copper Ridge Road. Chairman Tracy Englebrecht informed the Commissioners that Wes Usrey, Little Flock Street Superintendent, contacted Benton County to discuss the requirements for the water utility easement. It was stated that Benton County insists the utility easement must be 30 feet after the right-of-way; they can't co-exist. Benton County changed the requirements for their utility easements because people are on top of them and the easements needed to be moved out further. It must be 55-feet from the center of the street. Bart Bauer said he only wants to come back 10 feet. He also mentioned there is a 3inch conduit on the west side of the 30-foot utility easement where 60 large trees currently are. He will need to take out some of the trees where the water boxes will be placed.

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**Commissioner Troy Davis** motion to approve the Variance to allow the 40-foot right-of-way per request, the notations discussed with several entities, and the street remain unchanged in its design.

**Vice Chairman Terry Talbot** seconded the motion.

**Chairman Tracy Englebrecht** called it to a vote.

**Roll Call:**

**Chairman Tracy Englebrecht - Yes**

**Vice Chairman Terry Talbot - Yes**

**Commissioner Troy Davis - Yes**

**Commissioner Keith Ramsey - Yes**

**Commissioner Luke Moffitt - Yes**

**Commissioner Ray Webb – Yes**

**Motion passed unanimously.**

**Planning Commission**

- **Woods Park LLC** - Manfred Pscherer, 20.45 acres North of 26<sup>th</sup> Street and West of Woods Lane; Rezone from A-1 to R-1

**Dennis Hammond** (3064 Woods Lane), a representative for Woods Park LLC, requested a rezone from A-1 to R-1 for parcel numbers 23-00276-000 and 23-00278-000 for the purpose of a subdivision.

**Chairman Tracy Englebrecht** informed the Planning Commission that the certified letters sent out were to cover two parcels and the requirements for notifications to be sent out 300-feet from the property were met. Some were notified as late as 09/29/2017 but the Code doesn't specify how far out the certified letters must be sent. Just that the City must send out Legal notification to the press and post a sign 15 days before the Planning Commission meeting. The certified letters must be sent prior to the meeting and they were. The Planning Commission received all the needed certified receipts.

**Chairman Tracy Englebrecht opened the floor for public comments.**

**Elizabeth Crawford** – 2820 North 26<sup>th</sup> Street; represented her son Kenneth Drummond, objects to the rezone because she is concerned if the land is developed the flooding will get worse. Also, they do not want the private drive (26<sup>th</sup> street) used by Woods Park LLC.

**Carol Swadley** – 2821 North 26<sup>th</sup> Street; expressed concerns that the flooding will increase if development is done. She objects to the rezone.

**Kari Peterson** – 3121 North Woods Lane; Asked questions about the zoning regulations for R-1 lot sizes. The Planning Commission informed her for an R-1 zone the lot size is a 1acre minimum. She objects at this time.

**Jeff Carter** – 3024 North Woods Lane; His main issue is the flooding and increased traffic. He objects and recommends the City should have a water study done on the property before the rezone is approved.

**Kim Spencer** – 3300 North Woods Lane; She expressed her issues with flooding.

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**Martin Siganoc** – 4204 South East 10<sup>th</sup> Street, Bentonville Ar. 72712; His issue is the detention pond, located in-between him and the Woods Park LLC property, it floods the streets and he doesn't want it to get worse.

**Ellen Leonard** – 3625 North Dixieland Road; Recommends the certified letters be sent out and received before the date of the Planning Commission meetings, not the day of.

**Chairman Tracy Englebrecht closed the Public Hearing.**

The Planning Commission discussed the subdivision regulations and the flooding issues.

**Commissioner Luke Moffitt** motioned to approve the rezone request for Woods Park LLC for 20.45 acres North of 26<sup>th</sup> Street and West of Woods Lane for parcel numbers 23-00278-000 and 23-00276-000 from A-1 to R-1.

**Commissioner Ray Webb** seconded the motion.

**Chairman Tracy Englebrecht** called it to a vote.

**Roll Call:**

**Chairman Tracy Englebrecht - Yes**

**Vice Chairman Terry Talbot - Yes**

**Commissioner Troy Davis - Yes**

**Commissioner Keith Ramsey - Yes**

**Commissioner Luke Moffitt - Yes**

**Commissioner Ray Webb – Yes**

**Motion passed unanimously.**

**Commissioner Luke Moffitt** made a motion to adjourn.

**Commissioner Ray Webb** seconded the motion.

**Chairman Tracy Englebrecht** adjourned.

6. **Adjourned** at 6:55 p.m.


7. **After Meeting Discussion**

Nothing was discussed.

Respectfully Submitted By:

  
Jessica Ferguson  
Planning Commission Secretary

Approved By:

  
Tracy Englebrecht  
Planning Commission Chairman