

Minutes for February 2018
Planning Commission meeting 02/05/2018

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

The February 5, 2018 Planning Commission meeting for the City of Little Flock was called to order by Chairperson, Tracy Englebrecht.

2. Roll Call

Present were:

Chairperson Tracy Englebrecht

Vice Chairperson Diane Stafford

Commissioner Luke Moffitt

Commissioner Troy Davis

Commissioner Terry Talbott

Commissioner Ray Webb

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

Absent were:

Commissioner Keith Ramsey

3. Action on Minutes

Commissioner Troy Davis asked if the sign agreement between Bart Bauer, the developer with Copper Ridge, and the City of Little Flock had been approved. **Secretary Jessica Ferguson** stated, "The sign agreement has been signed, notarized, sent to Benton County Records, and the City of Little Flock has a copy on file. **Mayor Robert Stout** reported Bart Bauer is moving the island back 12 feet and will also widen the road on Little Flock Drive around the entrance of Copper Ridge.

Vice Chairperson Diane Stafford made a motion to approve the January minutes as presented.

Commissioner Troy Davis seconded the motion.

Motioned passed unanimously.

4. Unfinished Business

None

5. New Business

- **Akers, Marty;** Lawn and Landscaping, 3904 N. 13th Street; C.U.P. Review*

Marty Akers reported the only change is the addition of a privacy fence around the shop. He is not expecting any additional changes (i.e. no employees).

Vice Chairperson Diane Stafford asked if the City has received any complaints.

Secretary Jessica Ferguson responded, "No complaints had been reported."

Commissioner Troy Davis motioned to extend the Conditional Use Permit in perpetuity as long as there are no complaints that come in.

Commissioner Terry Talbott seconded the motion.

Roll Call:

Commissioner Luke Moffitt – Yes

Commissioner Troy Davis – Yes

Commissioner Ray Webb – Yes

Commissioner Terry Talbott – Yes

Vice Chairperson Diane Stafford – Yes

Chairperson Tracy Englebrecht – Yes

Motion passed unanimously.

- **Burkeen-Ruble, Wendy;** Dixieland Plaza III; C.U.P. Review

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Wendy Burkeen-Ruble submitted documentation showing she is the current owner of Dixieland Plaza III on Acorn Drive. Her Father, James Burkeen, owns the Rogers side of the property. He gave the Little Flock property to her in 2007.

The Commissioners asked for the issue to be tabled until the Planning Department verifies the current Zoning and Legal description for Dixieland Plaza III. The concern is the current zoning for Wendy Burkeen-Ruble's property on Acorn Drive. If it is currently zoned Commercial there is no need for a C.U.P.*. If it is currently zoned Agricultural there is a need for a C.U.P. to operate the businesses because they are not a use by right. She was asked if she would be interested in rezoning the property to Commercial if it is currently zoned Agricultural. She said yes, she would be.

Commissioner Troy Davis motioned to table the review until next month pending the verification of the current zoning for Wendy Burkeen-Ruble's property on Acorn Drive.

Commissioner Ray Webb seconded the motion.

Roll Call:

Commissioner Luke Moffitt – Yes

Commissioner Troy Davis – Yes

Commissioner Ray Webb – Yes

Commissioner Terry Talbott – Yes

Vice Chairperson Diane Stafford – Yes

Chairperson Tracy Englebrecht – Yes

Motion passed unanimously.

- **Englebrecht, Tracy;** FlippinIt Group, LLC; 4465 Rocky Ridge Trail; C.U.P. Review
Tracy Englebrecht reported they now have a few things delivered to the house and they also purchased a van. No employees have been added and no complaints received.

Commissioner Troy Davis motioned to extend the Conditional Use Permit for perpetuity until the City hears complaints.

Commissioner Terry Talbott seconded the motion.

Roll Call:

Commissioner Luke Moffitt – Yes

Commissioner Troy Davis – Yes

Commissioner Ray Webb – Yes

Commissioner Terry Talbott – Yes

Vice Chairperson Diane Stafford – Yes

Motion passed unanimously.

6. Adjourn

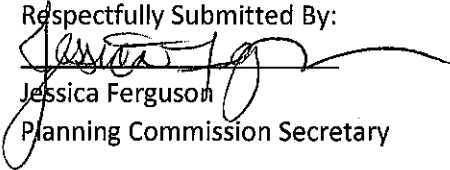
Commissioner Terry Talbott motioned to adjourn.

Commissioner Troy Davis seconded the motion.

7. After meeting Discussion

None

Respectfully Submitted By:


Jessica Ferguson

Planning Commission Secretary

Approved By:


Tracy Englebrecht

Planning Commission Chairperson