

# Minutes for February Planning Commission Meeting 02/07/2022

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

The February 7<sup>th</sup>, 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

Commissioner Diane Stafford

Commissioner Ray Webb

Commissioner Kelly Horn

Chairperson Luke Moffitt

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

Absent were:

Commissioner Keith Ramsey

Commissioner Richard Crow

## 3. Action on Minutes

Commissioner Diane Stafford motioned to approve the January 3<sup>rd</sup>, 2022; Planning Commission minutes as presented.

Commissioner Bill Towle seconded the motion.

**Motion passed unanimously.**

## 4. Announcements

- Reminder – Joint training with NWA Regional Planning, City Council, and Planning Commission Feb. 15<sup>th</sup>, 2022, at 6:00 p.m.

## 5. Unfinished Business

- **Esterer, Paul; 4933 & 4943 Rocky Ridge Trail; Request to waive the 3-year waiting period for Lot Splits;** Tabled from the January 3<sup>rd</sup>, 2022, Planning Commission meeting

## 6. New Business

- **Guertzmacher, Randy; 3101 N. Dixieland; Conditional Use Permit changes; Blue Water Tank Testing/Mobile RV Repair**

Randy Guertzmacher, property/business owner, stood to discuss the changes to his Conditional Use Permit. He has closed Blue Water Tank Testing and now has Mobile RV Repair business. He stated he will have one truck, repairs are conducted offsite, there is no foot traffic, limited deliveries, and no signage.

The Commissioners discussed the changes he mentioned and how the changes have a lower impact on the surrounding property owners. It was stated Randy Guertzmacher will still need to receive a business license from the City of Little Flock for his Mobile RV Repair business and his Conditional Use Permit may no longer be needed. He was advised to come before the Commissioners again if there are any changes to his Mobile RV Repair business.

Vice Chairperson Bill Towle motioned to close the Conditional Use Permit for Blue Water Tank Testing/Mobile RV Repairs for Randy Guertzmacher located at 3101 N. Dixieland Rd.

Commissioner Kelly Horn seconded the motion.

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**Motion passed unanimously.**

- **Springfield Sign NWA; Oxford, John; 1721 Acorn Dr.; Sign Permit**

John Oxford, Springfield Sign NWA, stood to discuss his sign permit application for 1721 Acorn Drive. He would like to place a 34'x14' sign on his commercial sign business. He mentioned the sign will be made up of chain letters, mounted with toggle bolts, and may be illuminated at some point.

The Commissioners discussed Little Flock's sign regulations. It was mentioned his request falls within regulations, but he will also need to submit an application to the building department.

Commissioner Diane Stafford motioned to approve the sign permit as presented with illumination pending an electrical building permit.

Commissioner Ray Webb seconded the motion.

**Motion passed unanimously.**

- **Haygood, James & Ratsachak; 9723 E. HWY 72; Lot Split**

James Haygood, property owner, located at 9723 E. HWY 72, is requesting a lot-split for his 10.68 acres. He would like to split it into 5 parcels. Ben Ratsachak, a representative for the application, stated each lot will be rough two acres. The representative from SWOPE Engineering mentioned the access easements have been added for each new parcel as well.

The Commissioners mentioned the property falls outside the city limits but within Little Flock's planning jurisdiction. They requested the utility easements be added to the access easements.

Commissioner Bill Towle motioned to approve the lot split, located at 9723 E.HWY 72, contingent on the utility easements being added to the access easements.

Commissioner Kelly Horn seconded the motion.

**Motion passed unanimously.**

## 7. Adjourn

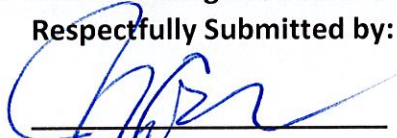
Commissioner Diane Stafford motioned to adjourn.

Commissioner Ray Webb seconded the motion.

**Motion passed unanimously.**

## 8. After meeting discussion to follow

Respectfully Submitted by:



Jessica Grady  
Planning Commission  
Secretary

Approved by:



Luke Moffitt  
Planning Commission  
Chairperson