

Minutes for October Planning Commission Meeting 10/03/2022

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

The October 3rd, 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 - Absent
Commissioner Keith Ramsey - Present
Commissioner Ray Webb - Absent
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

Vice Chairperson motioned to approve the September 6th, 2022, Planning Commission minutes as presented.

Commissioner Kelly Horn seconded the motion.

Motion passed unanimously.

4. Announcements

- Updated zoning regulations were adopted by City Council on Sept. 19th, 2022
- Ord. no. 2015-002 Small Parcels of land
- Tim Conklin, with NWARPC is attending to answer questions on Zoning, Master Street, Land Use Plans, and Comprehensive Planning
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5. Unfinished Business

- Owens Family – Property Line Adjustment from the Sept. Planning meeting
The Owens Family; 1409 Owens Lane; requested to pause their property line adjustment application from the September 6th, 2022, Planning Commission meeting. They are working with Swope Engineering to make edits to their property line adjustment request.
Request to table the Owen’s Family property line adjustment was approved.
Motion passed unanimously.

6. New Business

- Walden, Cole & Connie – Property Line Adjustment; 9759 E. Hwy 72; Parcel # 18-07426-002 & 18-07426-004
Sean Walden, representative for Cole & Connie Walden, stood to discuss their request for a property line adjustment for Parcel # 18-07426-002 & 18-07426-004. The parcels will become 1.10 & 2.61 acres. This property falls outside the city limits of Little Flock but falls within the planning jurisdiction for Little Flock.

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Commissioner Richard Crow motioned to approve the property line adjustment review for parcel # 18-07426-002 & 18-07426-004.

Vice Chairperson Bill Towle seconded the motion.

Votes:

Commissioner Richard Crow – Yes

Commissioner Keith Ramsey – Yes

Commissioner Kelly Horn - Yes

Vice Chairperson – Yes

Motion passed unanimously.

- Cox, Jerome & Henson, Brandon – Property Line Adjustment; 23-00581-001 & 23-00581-000; 3800 Copper Ridge Rd. & 3802 Copper Ridge Rd.

Property owners, Jerome Cox & Brandon Henson, stood to discuss their property line adjustment request for parcel # 23-00581-001 (1.05 acres) & 23-00581-000 (1.14 acres). Each property is required to have 150 ft of street frontage and must remain at least one acre or more.

Commissioner Richard Crow motioned to approve the property line adjustment for 3800 Copper Ridge Rd. & 3802 Copper Ridge Rd., contingent on the street frontage for both parcels to be a minimum of 150 ft. each, with the adjustments to both lots, to go back to the setbacks, no less than thirty feet.

Commissioner Keith Ramsey seconded the motion.

Votes:

Commissioner Richard Crow – Yes

Commissioner Keith Ramsey – Yes

Commissioner Kelly Horn - Yes

Vice Chairperson – Yes

Motion passed unanimously.

- Pre-Plat/Large Scale Development process and application update
The Commissioners requested to review the Pre-Plat & Large-Scale Development process/application updates at the following work session.

7. Adjourn

Commissioner Richard Crow motioned to adjourn.

Vice Chairperson Bill Towle 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