

**Agenda for March
Planning Commission Meeting
03/06/2023**

- 1. Call Meeting to Order at 6 p.m.**
- 2. Roll Call**
- 3. Action on Minutes**
- 4. Announcements**
- 5. Unfinished Business**
- 6. New Business**
 - a. Planning Commission**
 - Dennis Hammond; 3012 N. Woods Lane; Parcel# 23-00279-004; Rezone from AG to R1
- 7. Adjourn from Planning Commission Meeting**
 - a. Board of Adjustments**
 - Dennis Hammond; 3012 N. Woods Lane; Parcel# 23-00279-004; Variance for minimum acreage
 - Dennis Hammond; 3012 N. Woods Lane; Parcel# 23-00279-004; Variance for Street Frontage
- 8. Adjourn from Board of Adjustments Meeting**

After meeting work session to follow

**Planning Commission Meeting
Minutes for March
3/6/2023**

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

The March 6, 2023 Planning Commission Meeting for the City of Little Flock was called to order at 6:00 p.m. by Chairman Bill Towle.

2. Roll Call

Chairperson Bill Towle – Present
Vice Chairperson Luke Moffitt – Present
Commissioner Keith Ramsey – Present
Commissioner Ellen Leonard - Present
Commissioner Kelly Horn – Present
Commissioner Richard Crow – Present
Commissioner Ray Webb – Present
(Additional attendees are listed on the sign-in sheet)

3. Vote for Secretary

- Commissioner Luke Moffitt made a motion to appoint Commissioner Richard Crow as acting Secretary for the March 6, 2023 meeting. Commissioner Kelly Horn seconded the motion. All approved.

4. Action on Minutes

- Commissioner Keith Ramsey made a motion to approve the February 6, 2023 Planning Commission minutes as presented. Commissioner Ray Webb seconded the motion. All approved

5. Announcements

- No announcements.

6. Unfinished Business

- No unfinished business

7. New Business

- Application was made by Dennis Hammond to rezone a vacant lot located at 3012 N Woods Lane (Parcel #23-00279-004) from AG to R1. The lot is less than the required 1 acre and the street frontage is less than the required 150 feet. Surrounding property owners were in attendance and spoke about their concerns. Mr. Hammond intends to build a new house on the property and stated he will conform to code setback requirements.
 - Jason McBride lives at 3008 N Woods and is ok with the rezone if it remains R1 for single family.
 - Mr. & Mrs. Hryniewicz live at 3024 N Woods and asked if this will affect their driveway which is located within a recorded property easement. They were assured by the property owners the driveway will remain in place and can continue to be used by the Hryniewicz's. Commissioner Horn suggested the property owners continue to allow the driveway to be used by all parties and cause no undue harm or issue with neighbors.
 - Others were in attendance and spoke in favor of the request since the lot is consistent in size with adjoining properties.
- Commissioner Ray Webb made a motion to approve the rezone to R1 subject to approval of variances for lot size and street frontage by the Board of Adjustments. Commissioner Luke Moffitt seconded the motion.

Vote:

Luke Moffitt – Yes
Ellen Leonard – Yes
Kelly Horn – Yes

Keith Ramsey – Yes
Richard Crow - Yes
Ray Webb – Yes


Rezoning request approved by the Commission and will be forwarded to Board of Adjustments and City Council for approval.

8. Adjourn

- Commissioner Luke Moffitt made a motion to adjourn at 6:47pm. Commissioner Keith Ramsey seconded the motion. All approved.

Respectfully submitted by:

Approved by:



Richard Crow
Acting Planning Secretary



Luke Moffitt
Planning Commission Vice Chairman

**Board of Adjustments Meeting
Minutes for March
3/6/2023**

1. Call Meeting to Order at 6:48 p.m.

The March 6, 2023 Board of Adjustments Meeting for the City of Little Flock was called to order at 6:48 p.m. by Chairman Bill Towle.

2. In Attendance

Chairperson Bill Towle – Present
Vice Chairperson Luke Moffitt – Present
Commissioner Keith Ramsey – Present
Commissioner Ellen Leonard - Present
Commissioner Kelly Horn – Present
Commissioner Richard Crow – Present
Commissioner Ray Webb – Present
(Additional attendees are listed on the sign-in sheet)

3. New Business

Application was made by Dennis Hammond for a variance to allow for less than one acre lot within the R1 zoning district for a lot located at 3012 N Woods Lane (Parcel #23-00279-004) in Little Flock. Lot is approximately .708 acres.

- R1 designation requires a minimum of 1 acre lot per City Zoning Code. However, City ordinance does allow for smaller lots by variance if a hardship exists. There was discussion by the Board who did confirm there is a hardship because there is no opportunity for lot expansion. Also, many of the adjoining lots are also less than 1 acre and have already been rezoned with houses built on them.

Commissioner Kelly Horn made a motion to approve the variance for minimum acreage required contingent upon the approval of a rezone to R1 by the City Council. Ellen Leonard seconded the motion.

Vote:

Luke Moffitt – Yes	Keith Ramsey – Yes
Ellen Leonard – Yes	Richard Crow - Yes
Kelly Horn – Yes	Ray Webb – Yes

Motion passed.

Application was made by Dennis Hammond for a variance to allow less than the required 150 feet of street frontage for R1 zoning districts. Current road frontage on the lot is approximately 115 feet. Lot is located at 3012 N Woods Lane, Little Flock.

Commissioner Luke Moffitt made a motion to approve the variance contingent on the approval rezone to R1 by the City Council. Commissioner Ray Webb seconded the motion.

Vote:

Luke Moffitt – Yes	Keith Ramsey – Yes
Ellen Leonard – Yes	Richard Crow - Yes
Kelly Horn – Yes	Ray Webb – Yes

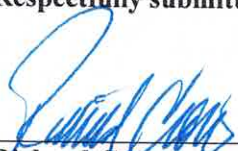
Motion passed.

4. Adjourn

- Commissioner Luke Moffitt made a motion to adjourn. Commissioner Keith Ramsey seconded the motion. All approved.

Respectfully submitted by:

Approved by:



Richard Crow
Acting Secretary



Luke Moffitt
Board of Adjustments Vice Chairman

3-6-2023

Welcome to the Little Flock Planning Commission Meeting

Please Sign in below - "Please Print"

Name	Address	Phone Number
Jason McBride	3008 N woods Ln	479 381 3188
Southern Barry	5184 Deer Crest Dr.	479.802.8848
SEAN Zylinski	506 JEC	479-409-5135
Abeil Spawerich	117 SEE	479-407-5135
Della Fornowell		
Jonathan Schmitz	1207 Sold Mission Rd.	479-751-8733
Becky Featherston	808 McClure Rd	479-531-1839
DEANES & JILL HANNAID	3064 N. WOODS LN.	479-621-3682
Steven & Catherine Hryniwicz	3024 N. Woods Ln	501-247-1801
