

**Agenda for September
Planning Commission Meeting
Monday is Labor Day Holiday
Tuesday 09/05/2023**

1. Call the meeting to order at 6:00 pm.

2. Roll Call

- | | | |
|---|------------|-----------|
| a. Commissioner Chair Bill Towle | ___present | ___absent |
| b. Commissioner Vice Chair Luke Moffitt | ___present | ___absent |
| c. Commissioner Ellen Leonard | ___present | ___absent |
| d. Commissioner Richard Crow | ___present | ___absent |
| e. Commissioner Kelly Horn | ___present | ___absent |
| f. Commissioner Keith Ramsey | ___present | ___absent |
| g. Commissioner Marc Barry | ___present | ___absent |

3. Action on Minutes

4. Announcements

- a. Welcome Commissioner Marc Barry to his new seat on our planning commission. Mr. Barry is an Engineering Structural Consultant and hobby photographer.
- b. Welcome Kathleen Russell as our new Finance Specialist. She is replacing Kimberly who has moved to the Police Department as the Police Chief's Assistant.

5. Unfinished Business

- Conditional Use permit application for "The Pavillion" to be used for weddings. He already has a business license to operate as a short term rental at this location; Cory Gayer; 1102 Stratton Blvd. Paolo Calabrese will represent or join Mr. Gayer.

6. New Business

- Property Line Adjustment; Lockton RevocableTrust; 10760 Sugar Creek Rd., Parcels: #23-00033-000, #18-07422-001, #18-07392-000. Representing the trust will be Project Manager, Justin Reid, from Bates & Associates, Inc.

7. Adjourn from Planning Commission Meeting

Work Session to follow the Planning Commission Meeting

September Planning Commission
Meeting Minutes
09/05/2023

Call Meeting to Order- Commissioner Chair Bill Towle

Roll Call: Planning Secretary Kim Kendrick

Chairperson Bill Towle	present
Vice Chairperson Luke Moffitt	present
Commissioner Ellen Leonard	present
Commissioner Richard Crow	present
Commissioner Kelly Horn	present
Commissioner Keith Ramsey	present
Commissioner Marc Barry	present

Action on Minutes:

Motioned for a vote to accept the August minutes: Luke Moffitt

Secoded the motion: Kelly Horn

Vote:

Luke Moffitt	yes
Ellen Leonard	yes
Richard Crow	yes
Kelly Horn	yes
Keith Ramsey	yes
Marc Barry	yes

Announcements:

Welcome Commissioner Marc Barry to his new seat on our Planning Commission. Mr. Barry is an Engineering Structural Consultant and hobby photographer.

Welcome Kathleen Russell as our new Finance Specialist. She is replacing Kimberly who has moved to the police department as the police chief's assistant.

Unfinished Business:

Conditional Use Permit Application: Approval to use "The Pavilion" for weddings. He already has a business license to operate as a short term rental at this location; owner Cory Gayer: 1102 Stratton Blvd.

- No citizens spoke out against this application. However, the discussion lasted an hour and a half.
- Mr. Gayer shared with us that he invited his neighbors to his venue, so he could address all their concerns. The concerns that were brought up include: parking, attendance, liquor and drunk driving on Little Flock roads, will it be used as a

sleep over, noise, lighting at night, and concerns about possible sex trafficking issues in this area.

- He pointed out that most of the parking will be in the back on grass where an old mobile home used to be referred to as the "Trailer Lot." Noise will end at 9:00 pm and rules are in place for volume levels of music. Liquor will be allowed to be brought in, but for weddings, he will have one of his professional bartenders work the wedding drink area and use Ubers if needed for guests, but hopes his bartender will be able to address this before an Uber is needed. He stated lighting wouldn't be an issue as the venue is surrounded by many trees.
- Mr. Gayer pointed out that none of his neighbors came to the Planning Commission meeting to argue against his venue after he visited with them.
- Other questions brought up include will there be a handicap accessible entrance and bathroom on the main floor? He said he would absolutely add this to his venue.
- Luke Moffitt pointed out that the Short Term Rental permit should not have been granted on Ag zoned land. This will be reevaluated in January, 2024. Many of the commissioners stated they were concerned about both the Short Term Rental and the Venue for weddings going on at the same time.
- Mr. Gayer pointed out that he ultimately wanted to do a "Members Only" venue and weddings open to the public.
- Some commissioners recommended that Mr. Gayer rezone to Residential Estates. Many commissioners stated they were ok with the wedding venue idea.

Motioned to table this to next month and give Mr. Gayer time to adjust his narrative to provide clarity around the use of his property and proposed business:
Keith Ramsey

Seconded the motion: Ellen Leonard

Vote:

Luke Moffitt AB: had to leave early

Ellen Leonard yes

Richard Crow yes

Kelly Horn yes

Keith Ramsey yes

Marc Barry yes

Property Line Adjustment: Lockton Revocable Trust: Representing the trust is project manager, Justin Reid, from Bates & Associates, Inc. 10760 Sugar Creek Rd., Bentonville. Parcels: #23-00033-000, #18-07422-001, #18-07392-000.

- The only main concern pointed out was the road frontage for adjusted Tract A, parcel #18-07392-000, was way less than 150 feet, but since it is in Benton County, Little Flock's code regarding road frontage cannot be enforced.

Motioned to pass this property line adjustment: Richard Crow

Seconded the motion: Keith Ramsey

Vote:

Luke Moffitt AB: had to leave early

Ellen Leonard yes

Richard Crow yes

Kelly Horn yes

Keith Ramsey yes

Marc Barry yes

Adjourn from Planning Commission Meeting:

- Called to motion we adjourn the Planning Commission meeting: Keith Ramsey.
- Seconded this motion: Kelly Horn

Vote:

Luke Moffitt AB: had to leave early

Ellen Leonard yes

Richard Crow yes

Kelly Horn yes

Keith Ramsey yes

Marc Barry yes



10/2/23

Acting Chairperson Commissioner Richard Crow
(Bill Towle and Luke Moffitt are absent)



Planning Secretary Kim Kendrick

