

**October Agenda
Planning Commission Meeting
Monday, 10/2/2023**

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

2. Roll Call

a. Commissioner Chairperson Bill Towle	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
b. Commissioner Vice Chair Luke Moffitt	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
c. Commissioner Ellen Leonard	<input checked="" type="checkbox"/> present	<input type="checkbox"/> absent
d. Commissioner Richard Crow	<input checked="" type="checkbox"/> present	<input type="checkbox"/> absent
e. Commissioner Kelly Horn	<input checked="" type="checkbox"/> present	<input type="checkbox"/> absent
f. Commissioner Keith Ramsey	<input checked="" type="checkbox"/> present	<input type="checkbox"/> absent
g. Commissioner Marc Barry	<input checked="" type="checkbox"/> present	<input type="checkbox"/> absent

3. Action on Minutes

4. Announcements

- Congratulations to Kim Kendrick, our Planning Admin/Secretary, on passing her Notary test. Other notaries include Katelyn Yousey, our court clerk, and several of our police officers.

5. Unfinished Business

- Conditional Use permit application for "The Pavilion" to be used for weddings/members only venue. Cory Gayer; 1102 Stratton Blvd.

6. New Business

- Conditional Use permit application for a secondary residence on their 3.36 acres; Parcel #23-00144-000 currently zoned R-1. 4412 Hilltop Drive. Mark and Muriel Spychala. Spychala's plan to apply for an R-E permit at our Nov. 6th PC meeting.
- Conversation and review of current codes and zoning requirements. Possible changes or amendment recommendations.

7. Adjourn from Planning Commission Meeting

After meeting Work Session to follow.

**October Planning Commission
Meeting Minutes
10/02/2023**

Call meeting to Order: Richard Crow, substitute Chairperson

Roll Call:

Chairperson Bill Towle	Absent
Vice Chairperson Luke Moffitt	Absent
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 September Minutes: Keith Ramsey

Seconded the motion: Kelly Horn

Vote:

Luke Moffitt	AB
Ellen Leonard	Yes
Kelly Horn	Yes
Keith Ramsey	Yes
Marc Barry	Yes

Announcements:

Kim Kendrick, our city planning admin/secretary, was recognized for getting her Notary Public certification along with others in our office who already have theirs including Katelyn Yousey and several officers.

Unfinished Business:

Conditional Use permit application for "The Pavilion" to be used for weddings/members only venue. Cory Gayer; 1102 Stratton Blvd., zoned Ag, Mr. Gayer already has a business license to operate as a short term rental at this location.

- Mr. Gayer summarized details about his plans for a wedding venue/members only venue at his short term rental.
- He covered the use of controlled cameras, biometric locks, and explained the venue is cigar friendly. He referred to the members only venue in Bentonville called, "Blake Street House," sharing it is in a residential neighborhood, as well as, he is the owner of a restaurant and understands management. He mentioned refreshing his 100 year old childhood home in an effort to save this childhood home for future generations of his family. He wants it to be an enhancement to Little Flock. There is a cap at 100 for membership. Members can only bring 3 guests at a time. The wedding venue will have a limit of eight weddings a month with a limit of 75 people for a max of four hours. He

shared that our Planning Commission the month prior asked him to bring one conditional use permit application and a business license application.

- Jenny Sorey, of 812 Stratton Road, lifelong resident, referred to the meeting Mr. Gayer hosted for neighbors. She also referred to a letter her husband wrote along with his comments about the Little Flock Land Use Plan. She felt there should be more discussion on the venue before making a decision.
- Trish Love, of 3035 N 13th St., asked for the details of last month's minutes pertaining to this venue be read aloud. Commissioner Richard Crow read this section of the minutes aloud. She is unsure of what the venue was going to be. She referred to the past intentions of the Air B & B and referenced confusing information on a social media post that was taken down after being reported. She felt Mr. Gayer was not being sincere about his reference to a tranquil environment. She feels Mr. Gayer should have stuck with his original idea of an Air B & B and nothing more. She wondered who would be policing the events. She had concerns about whether the house had enough bathrooms, whether the food would be catered in or cooked there, and whether the current size of the septic tank would accommodate weddings or larger gatherings. She had questions about safety codes in the house. She was concerned about where the water would come from in the event of a fire, and whether this would be more of a commercial venue. Ms. Love also shared a petition signed by 57 Little Flock citizens. Our Chair Commissioner, Richard Crow, read the letter attached to the petitions allowed.
- Ann Gray, of 1618 Oak Tree Lane, asked a question about the location.
- Asa Hallbauer, of 3009 N. 13th Street, said that his property is one property removed from The Pavillion property. He is the pastor of a private school on his property, and he asked if we had an ordinance addressing the distribution of alcohol near a school. He was concerned about the number of people at The Pavillion if 100 members each bring three guests to a Christmas party there could be 400 cars on the property and our roads.
- Jonathan Tipton, of 1014 Stratton Road, shared that he has no problem with the Cigar Room, but does not want a Wedding Venue near his house. He is concerned about the noise from all the cars and possible drunk driving.
- Gary Wiles, of 1233 Stratton Road, shared he was worried about the traffic that The Pavilion would bring to the street.
- Catherine Garmon, at 1480 Morgan Drive, was concerned about fire safety and traffic.
- Mr. Gayer addressed questions regarding the number of bathrooms available to guests, (3), and addressed the size of the venue when fire laws are in place and The Pavilion is not large enough for these laws. He reminded the crowd that 75 would be the limit for weddings. He also addressed that alcohol would not be sold on the property, but patrons can bring alcohol in, and in the event of a wedding, his bartenders would be used. He addressed the concern regarding water in the event of a fire which can be accessed from the pond on the property.
- Commissioner Ellen Leonard asked if we had other people using conditional use permits that don't live there? No one could think of any.
- Commissioner Kelly Horn said he didn't have any problem with the wedding venue idea since we have others. He shared that Rural/Farm weddings are popular. He felt we should wait on voting until we address zoning for the members only venue. Mr. Gayer

could apply for commercial zoning for the members only venue, and suggested we postpone voting.

- Commissioner Marc Barry said that since Mr. Gayer does not live there, it sounds more commercial.
- Commissioner Keith Ramsey agreed with Mr. Barry.

Motioned to reject the special use permit and for Mr. Gayer to reapply for rezoning to commercial: Marc Barry.

Seconded the motion: Ellen Leonard

Vote:

Luke Moffitt	AB
Ellen Leonard	Yes
Kelly Horn	Yes
Keith Ramsey	Yes
Marc Barry	Yes

New Business:

Conditional Use permit application for a secondary residence on their 3.36 acres; Parcel #23-00144-000 currently zoned R-1. 4412 Hilltop Drive. Mark and Muriel Spychala. Spychala's plan to apply for an R-E permit at our Nov. 6th PC meeting.

Motioned to accept the conditional use permit contingent upon R-E approval. Permission was granted to build secondary residence at the same time as their primary residence: Keith Ramsey

Seconded the motion: Marc Barry

Vote:

Luke Moffitt	AB
Ellen Leonard	Yes
Kelly Horn	Yes
Keith Ramsey	Yes
Marc Barry	Yes

Conversation and review of current codes and zoning requirements. Possible changes or amendment recommendations discussed among commissioners:

- This first one is to change the wording to Ordinance #14.04.03 Zoning Districts: Ag (Permitted Uses- B) to allow a person in RE and AG to build a guest house or a secondary living quarters. As it is currently worded, only people in RE can build a guest house, not people in Ag zoning. The mayor suggested we consider adding wording to say secondary living quarters need to be 50% of the size of the primary residence. If new living quarters become the primary residence, the secondary residence must be 50% of the size of the new build.

- This second recommendation is to Ordinance #14.04.03 Zoning District Residential Estates: 2.1, Uses for small livestock farming #2, because City Hall gets a lot of calls about whether chickens are allowed. Many of these people are looking to buy houses here. Since Rogers, Pea Ridge and Bentonville allow hobby chickens in all residential areas, we might consider allowing chickens in RE. As it is worded now, chickens are only allowed in AG. Commissioners want time to research surrounding cities to see what they are allowing.

Motioned to table to next meeting, so commissioners can research items: Kelly Horn

Seconded the motion: Keith Ramsey.

Vote:

Luke Moffitt	AB
Ellen Leonard	Yes
Kelly Horn	Yes
Keith Ramsey	Yes
Marc Barry	Yes

Adjourn from Planning Commission Meeting:

Called to motion we adjourn the meeting: Ellen Leonard

Seconded this motion: Keith Ramsey

Vote:

Luke Moffitt	AB
Ellen Leonard	Yes
Kelly Horn	Yes
Keith Ramsey	Yes
Marc Barry	Yes

 November 6, 2013.
Commissioner Chairperson, Bill Towle date

 11/6/23
Planning Secretary, Kim Kenrick date



CITY OF
LITTLE FLOCK
1500 Little Flock Drive
Little Flock, Ar. 72756

City Hall 479-636-2081
Fax 479-636-2318
www.cityoflittleflock.com

Planning Commission Meeting Sign-In Sheet

MEETING DATE: 10/2/2023 MON.		
NAME	ADDRESS	PHONE#
Lory Gayer	1102 Stratton Rd, Rogers AR 72756	479-299-0062
Apple Spradler	7 Adams Ln, Little Rock AR 72715	479-426-6328
Trish Lyle	3035 N 13th St Rogers AR 72756	479-903-1435
Kevin Shoklen	1209 Rolling Oaks Ln. 72756	479-236-8521
Lisa Butts	4418 Hilltop Dr.	479-644-1575
Jacqueline Wiles	3032 N. 13th St Rogers, AR 72756	479-366-3910
Chad Wiles	↓	479-366-5770
Charles Estes	1249 Stratton Road, Little Rock 72756	203-334-5525
Doreen Borthwell	907 Stratton Rd, 72756	479-903-9923
Jenny Soley	812 Stratton Rd, 72756	479-531-4085
Cheryl Duce	905 Stratton Rd	479-586-1845
Phyllis Dunn	" "	479-445-7626
Tam Black	1370 Keller Lane	
Paula Leonard	3090 Ponderosa Dr	479-366-6701
Betsy Jackson	805 McCue Dr	479-531-839



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MEETING DATE: 10/2/2023 Mon.		
NAME	ADDRESS	PHONE#
Mary Harmon	1480 Morgan Drive LF	814 763 7526
Michelle-Cathy-Jane Sullivan	2924 ~ 4191 Nicks Lane	479-281-2354 479-6219-7165
Granda Jean Cantor	1819 Stratton Rd	
Robert Cantor	1219 Stratton Rd	
Becky Smith	1218 Stratton Rd	479-636-8269
William & Karen Brown	1228 Stratton Rd,	
ASA HALBAUER	3009 N 13th St	479-352-0444
Stallan Shellen	903 Stratton Rd	479 366 6213
Megan Harrington	1420 Burton Ln	479-636-0315
SAH Golden	3018 Burton Rd	810-387-6685
Charlie Rogers	1344 Stratton Rd.	479-640-5380
Les Rogers	1244 Stratton Rd	479-202-3251
ANNA ESTER	1244 Stratton Rd	9188397711
Debb Farnack		
Donna Chae	3908 Mc June Ave	499-276-2235



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