

**November Agenda  
Planning Commission Meeting  
Monday, 11/6/2023**

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

**2. Roll Call**

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

**3. Action on Minutes**

**4. Announcements**

- We had a great turn out for our free trees.
- We will miss Luke Moffitt as one of our Planning Commissioners. We wish him the best.

**5. Unfinished Business**

- **Planning Commission will review current ordinance #14.04.03** Zoning Districts: Ag (Permitted Uses- B) to allow a person in parcels zoned R-E and AG to build a guest house or a secondary living quarters.
- **Planning Commission will review current ordinance #14.04.03** to add wording to say secondary living quarters in parcels zoned R-E or Ag need to be 50% of the size of the primary residence, or the new residence needs to be 100% bigger than the first residence, therefore, becoming the primary residence.

**6. New Business**

- **Conditional Use Permit application**, 4625 Rocky Ridge Trail, zoned Ag, David and Whitney Scott, for their home to be used for their photography business called, "Whitney Scott Photography."
- **Conditional Use Permit application**, 3415 N. Dixieland Road, Parcel#23-00285-000, 14.42 acres zoned Ag, being sold by Kevin and Kara Isom, for a farm based therapy business called, "The Farm at Pediatrics Plus." This is a follow up to the work session in October. This C.U.P. will be contingent upon the sale of this property to "The Farm at Pediatrics Plus."
- **Lot Line Adjustment application**, 3600 Cooper Ridge Road, William and Ann Salley, Parcel #23-00571-000 (will decrease from 14.2 acres to 13.750 acres) and Dustin and Katherine Newman, Parcel #23-00572-000, (will increase from 1.179 acres to 1.629 acres).

- **Lot Split application**, 1110 Rustic Dr., Hwy 94, parcel#23-0009-000, 86+ acres for The Meadows of Woods Creek, Inc, (Bart Bauer) on behalf of Greg and Ginger Treece.
- **Applicants for Planning Commission open position introductions to the PC Board.**
- **Rezoning application**, for 4412 Hilltop Dr., Mark and Muriel Spychala, Parcel #23-00144-000 which is 3+ acres, currently zoned R-1 to be zoned R-E, residential estates.

**7. Adjourn from the Planning Commission Meeting and begin the Board of Adjustments Meeting.**

- **Variance application**, for 4412 Hilltop Dr., Mark and Muriel Spychala, Parcel #23-00144-000 which is 3+ acres, is requesting this variance due to being short of 150' of public road frontage.
- **Variance application**, for 4791 Lewis Lane, Dusty & Kayli Greer, Parcel #23-00136-000, which is 8+ acres, is requesting this variance due to being short of 150' of public road frontage. They have over 600' private road frontage.

**After meeting Work Session to follow.**

**November**  
**Planning Commission Work Session**  
**Tuesday, 11/06/2023**

*Nathan*

- **Brittany Gillen-** with CEI. Survey Program Assistant
- **Lee Stewart-** Gwen Meadows Subdivision Phase II, Survey Engineer with Blew & Associates, septic design discussion.
- **Discussion of possible amendments to the ordinances.**
- **"Variance" discussion.**
- **Discussion of Planning Commission applicants. Recommendation to the Mayor.**



## Planning Commission Meeting Sign-In Sheet

| MEETING DATE: Nov. 6, 2023 |   |               |
|----------------------------|---|---------------|
| NAME                       | ADDRESS                                 | PHONE#        |
| David Tag                  | 1000 Sun Drive Suite 1-1 Conway AR 7242 | 501-550-0779  |
| Stephen Montellano         | 825 Wildflower Lane                     | 479-426-6320  |
| Muel + Maet Spychalski     | 4412 H. Harp Dr Little Flock            | 479-621-9539  |
| Crista Ranning Feth        | 4812 Lewis Ln Little Flock              | 479-236-4148  |
| Sherry & David Moneruf     | 1322 Little Flock Dr Little Flock       | 479-644-8672  |
| Kim & Jim Stewart          | 3503 N Dixie Land Rd                    |               |
| Jane & Jason               | 732 Rustic Dr                           |               |
| Nicky Harrington           | 1416 Margaret Place Rogers              |               |
| Shirley Wilkerson          | 3307 N. Dixie Land Rd                   |               |
| Nesley Wilkerson           | " "                                     | 6179-886-5150 |
| Debb Foreman               |   |               |
| Paul & Anne                | 3804 Copper Ridge Rd                    | 479-263-0153  |
|                            |   |               |
|                            |   |               |



CITY OF  
LITTLE FLOCK  
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## Planning Commission Meeting Sign-In Sheet

| MEETING DATE: Nov. 6, 2023 |                                    |              |
|----------------------------|------------------------------------|--------------|
| NAME                       | ADDRESS                            | PHONE#       |
| Dusty Greer                | 29 Queensfry Cr Belle Vista, AR    | 785-392-4444 |
| Dustin Ziles               | 7108 SW Ridgewood Hwy. TONTONVILLE | 479-409-5729 |
| Yvonne J. Lee              |                                    |              |
| Michael Purdy              | 4729 Pocer Ridge Trl               | 479-619-357  |
| Nathan Crook               |                                    | 479 443 4506 |
| Tony Stuber                | 4347 Spring Cliff Lnd              | 479-409-9352 |
| Seavann Jarmier            | 4154 Homewoods Dr.                 | 479-367-9225 |
| Becky Feetham              | 808 McClure Rd                     | 479 531 1839 |
| Becky + Brad Umbarger      | 3321 N Dixie Ln                    | 479 391 0933 |
| David & Whitney Scott      | 4625 Rocky Ridge Trail             | 417-438-5501 |
| Let Stewart                | Hay 94 (Queen Meadows - PHII)      | 479-530-0160 |
| Garnett Mossyface          |                                    | 501-312-0267 |
|                            |                                    |              |
|                            |                                    |              |
|                            |                                    |              |



**November Minutes  
Planning Commission Meeting  
Monday, 11/6/2023**

**1. Call the meeting to order at 6:00 pm.** Bill Towle called the meeting to order.

**2. Roll Call**

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

**3. Action on Minutes**

- Keith Ramsey motioned to approve the October PC Meeting Minutes.
- Ellen Leonard seconded the motion.

**Vote:** Commissioner Ellen Leonard: passed  
Commissioner Kelly Horn: passed  
Commissioner Keith Ramsey: passed  
Commissioner Marc Barry: passed

**4. Announcements**

- We had a great turn out for our free trees.
- We will miss Luke Moffitt as one of our Planning Commissioners. We wish him the best.

**5. Unfinished Business**

- **Planning Commission will review current municipal code #14.04.03 Zoning Districts: Ag** (Permitted Uses- B) to allow a person in parcels zoned R-E and AG to build a guest house or a secondary living quarters.
- **Planning Commission will review current municipal code #14.04.03** to add wording to say secondary living quarters in parcels zoned R-E or Ag need to be 50% of the size of the primary residence, or the new residence needs to be 100% bigger than the first residence, therefore, becoming the primary residence.
- Ellen Leonard motioned to table both recommendations of changes to ordinances for commissioners to discuss further at Special Session. Kelly Horn seconded the motion.
- Bill Towle asked commissioners to send him dates they are available for the Special Session.

**Vote:** Commissioner Ellen Leonard: passed  
Commissioner Kelly Horn: passed  
Commissioner Keith Ramsey: passed  
Commissioner Marc Barry: passed

**6. New Business**

- **Conditional Use Permit application**, 4625 Rocky Ridge Trail, zoned Ag, David and Whitney Scott, for their home to be used for their photography business called, "Whitney Scott Photography."
- The company is moving from Bella Vista to their home in Little Flock. They have plans to build a new barn roughly 40' x 60' in size. They are structured for about 70 clients a year with most of their photography being senior pictures and family portraits. Low traffic flow.

They will have two part time workers that mostly work from home. No signage.

- Kelly Horn motioned to vote to pass or deny a One Year Conditional Use permit. Keith seconded the motion.

**Vote:** Commissioner Ellen Leonard: passed  
Commissioner Kelly Horn: passed  
Commissioner Keith Ramsey: passed  
Commissioner Marc Barry: passed

- **Conditional Use Permit application**, 3415 N. Dixieland Road, Parcel#23-00285-000, 14.42 acres zoned Ag, being sold by Kevin and Kara Isom, for a farm based therapy business called, "The Farm at Pediatrics Plus." This is a follow up to the work session in October. This C.U.P. will be contingent upon the sale of this property to "The Farm at Pediatrics Plus."

- The Farm will mostly serve 6-17 year olds with autism from 7:30-6:00. Children will come and go for therapy. They will have one therapist per child. There will be a full time groundskeeper to deal with trash, animals, and any other concerns (not overnight). There will be about 35-45 students receiving OT, PT, speech, and ABA therapy for autism. Students often wear noise canceling headphones.
- Wes and Shiela Wilkerson from Kids of the Future spoke out how this therapy facility would be in competition with their school.
- David Tapp spoke out that since he serves mostly older students and Kids of the Future serves mostly pre-K he didn't feel they would be in direct competition with them.
- Brad and Becky Umbarger, neighbors of The Farm property and Kids of the Future, said they have had problems with trash from The Kids of the Future and they are worried about it happening from The Farm. They are concerned about the increase in traffic, fence maintenance, the firearms sound from shooting ranges nearby bothering the kids, and the care of the animals.
- Kelly Horn motioned for a 1 year Conditional Use permit to be given to The Farm at Pediatrics Plus. Marc Barry seconded this motion.

**Vote:** Commissioner Ellen Leonard: passed  
Commissioner Kelly Horn: passed  
Commissioner Keith Ramsey: passed  
Commissioner Marc Barry: passed

- **Lot Line Adjustment application**, 3600 Cooper Ridge Road, William and Ann Salley, Parcel #23-00571-000 (will decrease from 14.2 acres to 13.750 acres) and Dustin and Katherine Newman, Parcel #23-00572-000, (will increase from 1.179 acres to 1.629 acres).

- Many commissioners had questions regarding the lot line adjustment. There wasn't evidence of the needed 150 feet of public road frontage.
- Marc Barry motioned to table the decision on this for next month to give the owners time to make adjustments. Ellen Leonard seconded the motion.

**Vote:** Commissioner Ellen Leonard: passed  
Commissioner Kelly Horn: passed  
Commissioner Keith Ramsey: passed  
Commissioner Marc Barry: passed

- **Lot Split application**, 1110 Rustic Dr., Hwy 94, parcel#23-0009-000, 86+ acres for The Meadows of Woods Creek, Inc, (Bart Bauer) on behalf of Greg and Ginger Treece.



- Mr. Bauer spoke regarding the lot split.
- Tony Wagner reminded us that the parcel is in a trust tied up in court. He doesn't support any decisions being made while it is tied up in the court of appeals.
- Nick Herrington, of Rogers, spoke regarding the parcel being in a trust tied up in court of appeal and doesn't support any movement on the property until the appeal is decided.
- Mr. Bauer reminded us that our city attorney said they could proceed with the development. He also stated that he bought the property before it was tied up in court of appeals.
- Marc Barry motioned to table this decision until our absent commissioner, Richard Crow, was back to help make a decision at our December meeting. Keith Ramsey seconded the motion.

**Vote:** Commissioner Ellen Leonard: passed  
 Commissioner Kelly Horn: passed  
 Commissioner Keith Ramsey: passed  
 Commissioner Marc Barry: passed

• **Applicants for Planning Commission open position introductions to the PC Board.**

- Applicants spoke in this order: Sherry Moncrief, Stephen Montellano, Miguel Purdy, and Geovanny Sarmiento.
- Commissioners will make recommendations to Mayor VanSickler at which time he will make the final decision.

• **Rezoning application**, for 4412 Hilltop Dr., Mark and Muriel Spychala, Parcel #23-00144-000 which is 3+ acres, currently zoned R-1 to be zoned R-E, residential estates.

- The Spychalas are requesting a rezoning so they can add a secondary residence half the size of the home for their mother, so they can be close to care for her. She is in her 90's and has had two strokes. She doesn't drive. The zoning of RE will allow them to build this for her.
- Bill Towle read a letter from Stephanie Swain, 4315 Hilltop Dr. regarding her concerns on land being subdivided at 4412 Hilltop Dr. Bill pointed out the Spychalas are not asking for land to be subdivided. This is a rezone request for a one bedroom dwelling for their mother.
- Ellen Leonard motioned for a vote to approve the rezoning request. Marc Barry seconded this motion.

**Vote:** Commissioner Ellen Leonard: passed  
 Commissioner Kelly Horn: passed  
 Commissioner Keith Ramsey: passed  
 Commissioner Marc Barry: passed

**7. Adjourn from the Planning Commission Meeting and begin the Board of Adjustments Meeting.**

- Keith Ramsey motioned to adjourn the PC meeting and move onto the Board of Adjustment meeting. Marc Barry seconded this motion.
- All commissioners were in favor.

• **Variance application**, for 4412 Hilltop Dr., Mark and Muriel Spychala, Parcel #23-00144-000 which is 3+ acres, is requesting this variance due to being short of 150' of public road frontage.

- The Spychalas are short 6 feet from the 150 feet required for road frontage. They are bordered by two properties and on the inside of a curve. They are not able to add footage to their road frontage. The topography does not allow another entrance.
- Marc Barry pointed out that this will have to be approved by the City Council at their next voting meeting.
- Kelly Horn motioned for approval of the variance request. Ellen Leonard seconded this



motion.

**Vote:** Commissioner Ellen Leonard: passed  
Commissioner Kelly Horn: passed  
Commissioner Keith Ramsey: passed  
Commissioner Marc Barry: passed

- **Variance application**, for 4791 Lewis Lane, Dusty & Kayli Greer, Parcel #23-00136-000, which is 8+ acres, is requesting this variance due to being short of 150' of public road frontage. They have over 600' private road frontage.

- Mr. Greer shared about his family, wife Kayli, their three children, ages 5 years to 7 months, and how they are excited to live in Little Flock in the country. His wife wants to eventually start a flower farm. They are landlocked with no access to public road frontage along with two neighbors who also don't have public road frontage. They have over 600 feet of private road frontage. The zoning map shows that the Greers own the road in front of their parcel.
- Kelly Horn pointed out the hardship of the Greers now owning land that can't build on.
- Keith Ramsey agreed with Kelly Horn.
- Ellen Leonard pointed out that there are other homes that were built on this private road that also don't have access to public road frontage, so it didn't seem fair to deny someone now in the same situation.
- Marc Barry asked if the road could allow a fire truck to come down if needed.
- The neighbor of Mr. Greer spoke up and said the road is 12 feet wide, and that they have had two fire trucks down that road in the past. He is the person who takes care of the road and recently spent \$8,000 in maintenance for the road last year.
- Marc Barry motioned to approve the request for a variance. Keith Ramsey seconded the motion.

**Vote:** Commissioner Ellen Leonard: passed  
Commissioner Kelly Horn: passed  
Commissioner Keith Ramsey: passed  
Commissioner Marc Barry: passed

**8. Adjourn the Board of Adjustments meeting to return to the PC Meeting.**

- Kelly Horn motioned to adjourn the meeting. Ellen Leonard seconded the motion.
- All commissioners were in favor of adjourning.

**9. Return to the PC Meeting to hear from our PC applicants.**

- Applicants spoke in this order: Sherry Moncrief, Stephen Montellano, Miguel Purdy, and Geovanny Sarmiento.
- Commissioners will make recommendations to Mayor VanSickler at which time he will make the final decision.



Commissioner Chairperson, Bill Towle

12/4/23.

Date



Planning Commission Secretary, Kim Kendrick

12/4/23

Date