

**December Minutes  
Planning Commission Meeting**

**Monday, 12/4/2023**

**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 Stephen Montellano	present
c. Commissioner Ellen Leonard	<u>absent</u>
d. Commissioner Richard Crow	<u>present</u>
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 November PC Meeting Minutes.
- Marc Barry seconded the motion.

**VOTE:** Commissioner Ellen Leonard: absent  
Commissioner Kelly Horn: passed  
Commissioner Keith Ramsey: passed  
Commissioner Marc Barry: passed  
Commissioner Richard Crow: passed  
Commissioner Stephen Montellano: passed

**4. Announcements**

- Welcome Stephen Montellano to our PC. ✓
- We wish everyone a Merry Christmas and Happy Holidays.

**5. Unfinished Business**

- **Conditional Use Permit application for perpetual use**, 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 from the November PC Session. This C.U.P. will be contingent upon the sale of this property to "The Farm at Pediatrics Plus."

- Pediatrics Plus asked to be removed from the agenda.

- **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).

- No one showed up to represent William and Ann Salley.

- Richard Crow motioned to table this to next month's PC Meeting.
- Marc Barry motioned to second this.

**VOTE:** Commissioner Ellen Leonard: absent  
Commissioner Kelly Horn: passed  
Commissioner Keith Ramsey: passed  
Commissioner Marc Barry: passed  
Commissioner Richard Crow: passed  
Commissioner Stephen Montellano: passed

- **Planning Commission will change 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 change 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.**

- Richard Crow motioned to accept these changes to our municipal code adding that this guest house is not to be used as a rental.
- Kelly Horn seconded the motion

**VOTE:** Commissioner Ellen Leonard: absent  
 Commissioner Kelly Horn: passed  
 Commissioner Keith Ramsey: passed  
 Commissioner Marc Barry: passed  
 Commissioner Richard Crow: passed  
 Commissioner Stephen Montellano: passed

Another code which was decided to be changed is the option for residents in single family lots living in R-1 or R-E to raise up to six chickens, no roosters, non-commercial - household production only, slaughtering is permitted, must have a clean, covered, well ventilated enclosure safe from predators and the chickens must be within the fenced confines of the yard at all times. The enclosure will not be closer than 25 feet of any occupied dwelling, and best practices should be in standards of animal care in the city of Little Flock.

- Marc Barry motioned to amend this code for R-1 and R-E zoning for recreational use of chickens
- Richard Crow seconded the amendment

**VOTE:** Commissioner Ellen Leonard: absent  
 Commissioner Kelly Horn: passed  
 Commissioner Keith Ramsey: passed  
 Commissioner Marc Barry: passed  
 Commissioner Richard Crow: passed  
 Commissioner Stephen Montellano: passed

Another code which was decided to be changed is the Conditional Use Permit process. An applicant who is granted a C.U.P. will not be for more than one year the first year. If not renewed, it will expire. If they reapply, they may request up to five years. It will be up to the discretion of the Planning Commission the length of the extension up to five years at which time it can be renewed for another five years or less based on the PC review. There would be no fee for this renewal process.

- Richard Crow motioned to accept these changes
- Keith Ramsey seconded the motion

**VOTE:** Commissioner Ellen Leonard: absent  
 Commissioner Kelly Horn: passed  
 Commissioner Keith Ramsey: passed  
 Commissioner Marc Barry: passed  
 Commissioner Richard Crow: passed  
 Commissioner Stephen Montellano: 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.**  
 After Mr. Bauer's presented, Mr. Tony Wagner, passed out a stack of papers to each commissioner

and pointed out specific pages that supported his argument that the property in question is not owned by a sole-trustee. Next, Bill Carrington of Rogers spoke supporting Mr. Wagner's paperwork he shared with the commissioners regarding the lack of a clear title.

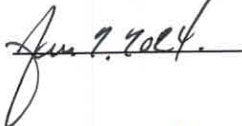
- Kelly Horn motion to accept the Lot Split application
- Keith Ramsey seconded the motion

**VOTE:** Commissioner Ellen Leonard: absent  
Commissioner Kelly Horn: passed  
Commissioner Keith Ramsey: passed  
Commissioner Marc Barry: abstained due to being a neighbor of this property  
Commissioner Richard Crow: abstained due to missing previous meetings on this issue  
Commissioner Stephen Montellano: abstained due to being a neighbor of this property.

As a result of there not being a majority ruling, this lot split application will be presented to City Council.

**6. Motioned to adjourn:** Richard Crow  
**Seconded the motion:** Kelly Horn  
All in favor.

 Bill Towle, Commissioner Chairperson

 Date

 Kim Kendrick, Planning Secretary

 Date

