

October Agenda
Planning Commission Meeting / Board of Adjustments
Monday, October 7th, 2024

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

2. Roll Call

3. Action on September Minutes

4. Announcements

- Next PC Work Session – Monday, October 28th, 2024 6pm
- Next PC Regular Meeting – Monday, November 4th, 2024 6pm

5. Unfinished Business

- **Planning Commission will vote for approval of the Conditional Use Permit process for City Attorney and Council approval.**
- **Planning Commission will vote for approval of the current Zoning Map for City Council approval.**

6. New Business

- **Conditional Use Permit Application - Gayer Marital Trust C/U Gayer Family Revocable Trust - Burley J/Cory Gayer - 1102 Stratton Road - Parcel# 23-00359-000 - Approval to use The Pavilion for AirBnb.**
- **Rezone Application - Scott & Hannah McMillan - 1355 W. Brush Creek Drive – Parcel# 23-00069-000 - Rezoning 4.01 acres from AG to R1. Contingent upon City Council approval.**
- **Lot Split Application- Scott & Hannah McMillan - 1355 W. Brush Creek Drive – Parcel# 23-00069-000 - 2.01 acre lot split from 4.01 acre parent-tract. Contingent upon City Council approval of Rezone request (above).**
- **Lot Split Application - Doug & Linda Hurt - 3505 Hurt Lane - Parcel# 23-000268-004 - Contingent upon City Council approval of revised Ordinance for previous Rezone.**

7. Adjourn from Planning Commission Meeting

**October PC Meeting Minutes
Planning Commission
Monday, October 7th, 2024**

1. Called the meeting to order at 6:00 p.m. - Commissioner Chairman Bill Towle

2. Roll Call-

- | | |
|-------------------------------------|---------|
| • Chairman Bill Towle- | present |
| • Vice Chairman Stephen Montellano- | present |
| • Commissioner Marc Barry- | present |
| • Commissioner Kelly Horn- | present |
| • Commissioner Ellen Leonard- | present |
| • Commissioner Keith Ramsey- | present |

3. Action on September 2024 Minutes:

Keith Ramsey motioned to approve the minutes as they stand.

Kelly Horn motioned to second the motion.

- Vote:** Vice Chairman Stephen Montellano- yes
Commissioner Marc Barry- yes
Commissioner Kelly Horn- yes
Commissioner Ellen Leonard- yes
Commissioner Keith Ramsey- yes

4. Announcements

- Chairman Towle announced the following:
 - Next PC Work Session - Monday, October 28th, 2024 6pm
 - Next PC Regular Meeting - Monday, November 4th, 2024 6pm

5. Unfinished Business

- Planning Commission discussed approving the Conditional Use Permit process for City Attorney and City Council approval. City Attorney Shane Perry suggested putting in place a chart/list in the code. Also to set perimeters for the different zones, etc. Planning Chairman Bill Towle suggested to put some conditions on how to terminate a Conditional Use Permit, what is permissible and what is not.
- Planning Commission approved the current Zoning Map, contingent upon City Council approval.

6. New Business

- Conditional Use Permit, Gayer Marital Trust C/U Gayer Family Revocable Trust - Burley J/Cory Gayer, Parcel# 23-00359-000, 1102 Stratton Road - Approval to use The Pavilion for AirBnb.
 - Tim Sorey, 8012 Stratton Rd. along with 5 other citizens who raised their hand and spoke to the Planning Commission against this Conditional Use Permit.

**October PC Meeting Minutes
Planning Commission
Monday, October 7th, 2024**

Motion to approve Conditional Use Permit for Gayer Marital Trust C/U Gayer Family Revocable Trust - Burley J/Cory Gayer, 3618 Burton Drive with seeking to update the Short-Term Rental Ordinance to define it, etc.: Stephen Montellano
Seconded the motion: Marc Barry

Vote: Motion Passed Unanimously

- Rezone Application, Scott & Hannah McMillan, Parcel# 23-00069-000, 1355 W. Brush Creek Drive - Rezoning 4.01 acres from AG to R1.

Motion to approve Rezone 4.01 acres from AG to R1: Stephen Montellano
Seconded the motion: Kelly Horn

Vote: Motion Passed Unanimously

- Lot Split Application, Scott & Hannah McMillan, Parcel# 23-00069-000, 1355 W. Brush Creek Drive - 2.01-acre lot split from 4.01-acre parent-tract.

Motion to approve Lot Split contingent upon City Council approval of Rezone of 4.01 acres from AG to R1: Ellen Leonard
Seconded the motion: Keith Ramsey

Vote: Motion Passed Unanimously

- Lot Split Application, Doug & Linda Hurt, Parcel# 23-000268-004, 3505 Hurt Lane

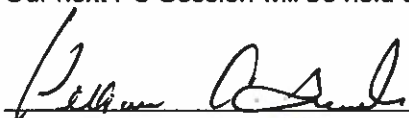
Motion to approve Lot Split contingent upon City Council approval of revised Ordinance for previous Rezone: Marc Barry
Seconded the motion: Stephen Montellano

Vote: Motion Passed Unanimously

7. Adjourn the PC Meeting

Commissioner Stephen Montenegro motioned to adjourn from the Planning Committee meeting. Commissioner Ellen Leonard seconded the motion.

Our next PC Work Session will be held on Monday, October 28th, 2024 6pm
Our next PC Session will be held on Monday, November 4th, 2024 6pm



Commissioner Chair Bill Towle



Attest

October Agenda
Planning Commission Meeting / Board of Adjustments
Monday, October 7th, 2024

1. Board of Adjustments: Call to Order

- **Variance Application**, Slone Porter Family Trust, Parcel# 23-00206-000, McClure Drive. Requesting Variance for lack of 150' Public Road Frontage. City Council approved Rezone

- **Adjourn Board of Adjustments Meeting**

**October Meeting Minutes
Board of Adjustments
Monday, October 7, 2024**

1. Call to Order- Board of Adjustments

2. Roll Call-

- Commissioner Chairperson Bill Towle- present
- Commissioner Vice Chairperson Stephen Montellano- present
- Commissioner Marc Barry- present
- Commissioner Kelly Horn- present
- Commissioner Ellen Leonard- present
- Commissioner Keith Ramsey- present

3. Board of Adjustments: Call to Order

- **Variance Application, Slone Porter Family Trust, Parcel# 23-00206-000, McClure Drive. Requesting Variance for lack of 150' Public Road Frontage. Contingent on City Council approval of rezone request.**
 - Chairman Bill Towle recaptured it by stating that the Rezone request was approved this evening, at the previous meeting through the Planning Commission. Mr. Slone is not present tonight, if there is no objection, this will be tabled until further information is known. No opposition.
 - All Commissioners agreed with "Aye".

4. Adjourn from the Board of Adjustment meeting

Commissioner Marc Barry motioned to adjourn the meeting.
Seconded by Commissioner Keith Ramsey.

Our next PC Work Session will be held on Monday, October 28th, 2024 6pm
Our next PC Session will be held on Monday, November 4th, 2024 6pm

 _____ Commissioner Chair Bill Towle

 _____ Attest



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: 10/7/24 | | PHONE# |
|-----------------------|---------------------------|----------------|
| NAME | ADDRESS | |
| Sherry Monemil | 1322 Little Flock Drive | 479-236-4148 |
| Hannah McMillan | 1355 W Bash Creek DR | 810 405 3368 |
| Danae Hutton/Brett | 907 Stratton Rd. | 479-903-6602 |
| Becky Feathers | 808 McClear Rd | 531-1139 |
| Charles Rogers | 1344 Stratton Rd | 640-5380 |
| Bonnie Smith | 1218 Stratton Rd | 572-6091 |
| Ruthen Bradley | 903 Stratton Rd | 366 6212 |
| Kevin Shubert | 1209 Rolling Oaks Ln | 479-236-8521 |
| Loril Gayer | 9950 E Hwy 72 Bentonville | 479-799-0062 |
| Jon Tipton | 1014 STRATTON RD | 714 843 6777 |
| Dale W. W. W. | | |
| Tim Sorey | 812 STRATTON ROAD | (479) 531-6068 |
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