

**December Meeting Minutes
Board of Adjustments
Monday, December 2nd, 2024**

1. **Call to Order- Board of Adjustments at 7:34 p.m. by Commissioner Chairman Bill Towle**

2. **Roll Call:**

Chairman Bill Towle	present	Commissioner Ellen Leonard	present
Vice Chairman Stephen Montellano	present	Commissioner Keith Ramsey	present
Commissioner Marc Barry	present	Commissioner Becky Featherston	present
Commissioner Kelly Horn	present		present

Others in attendance: Mayor Jeff Van Sickler, temporarily serving as acting Planning Secretary

3. **Action on November 2024 Minutes:**

- Commissioner Becky Featherston motioned to approve the minutes as presented. A second was made from Vice Chairman Stephen Montellano. **Vote: motion passed unanimously**

4. **Unfinished Business**

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

Mr. Porter was not in attendance, therefore Commissioner Becky Featherston motioned to table the application. A second was made by Commissioner Ellen Leonard.

Roll Call Vote						Motion Failed
Stephen Montellano	NO	Marc Barry	NO	Kelly Horn	NO	
Ellen Leonard	yes	Keith Ramsey	NO	Becky Featherston	yes	

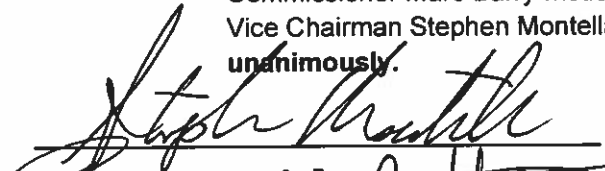
Commissioner Kelly Horn motioned to approve the variance. A second was made by Vice Chairman Stephen Montellano


Roll Call Vote						Motion Passed
Stephen Montellano	yes	Marc Barry	yes	Kelly Horn	yes	
Ellen Leonard	yes	Keith Ramsey	yes	Becky Featherston	yes	

5. **New Business** – There was none

6. **Adjourn from the Board of Adjustment meeting**

- Commissioner Marc Barry motioned to adjourn from the Board of Adjustments meeting. Vice Chairman Stephen Montellano seconded the motion. **Vote: Motion passed unanimously.**


Vice
Commissioner Chair Bill Towle
Stephen Montellano


Attest

**December Meeting Minutes
Planning Commission
Monday, December 2nd, 2024**

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

2. **Roll Call:**

Chairman Bill Towle	present	Commissioner Ellen Leonard	present
Vice Chairman Stephen Montellano	present	Commissioner Keith Ramsey	present
Commissioner Marc Barry	present	Commissioner Becky Featherston	present
Commissioner Kelly Horn	present		present

Others in attendance: Mayor Jeff Van Sickler, temporarily serving as acting Planning Secretary

3. **Action on November 2024 Minutes:**

- Commissioner Becky Featherston motioned to approve the minutes as presented. A second was made from Vice Chairman Stephen Montellano. **Vote: motion passed unanimously**

4. **Announcements**

- Chairman Towle announced the following:
 - Next PC Work Session - Monday, December 23rd, 2024 6pm - TBD
 - Next PC Regular Meeting - Monday, January 6th, 2025 6pm

5. **Unfinished Business**

- There was none

6. **New Business**

- Public Hearing - Rezone – Parcel# 23-00326-003 – Moore & Moore Joint Venture – City requested rezone from AG to C1

Motion to approve rezone request for Council consideration made by Vice Chair Stephen Montellano. A second was made by Commissioner Ellen Leonard.

Roll Call Vote						Motion Passed
Stephen Montellano	yes	Marc Barry	yes	Kelly Horn	yes	
Ellen Leonard	yes	Keith Ramsey	yes	Becky Featherston	yes	

- Public Hearing – Large Scale Development – Makers Park Phase II - Parce# 18-07686-000, 23-00272-000, & 23-00272-005

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Chairman Bill Towle opened the meeting up for Public Comments:

Beau Barrett, the property owner, and his engineer Leonard Gabbard, spoke about the proposed changes. Stressed that this was a temporary deviation from the original, approved, large scale development submission. Indicated that the traffic was not anticipated to be any greater than what would be caused by the original large scale submittal.

The audio recording was inaudible for those in the audience with questions or concerns. There were a number of citizens, Bentonville residents, and Benton County residents that expressed their concerns about noise pollution, lighting, increased traffic concerns, and road conditions.

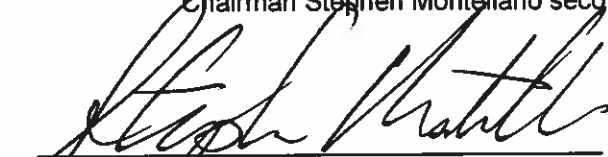
City Attorney, Shane Perry, expressed that Mr. Barrett had the legal right to develop this property within the city regulations of the commercial zoning of the property. Attorney Perry asked Mr. Barrett if he really wanted his new submission to omit the previously approved buildings since the soccer fields were only going to temporarily impact a few of the originally approved buildings.

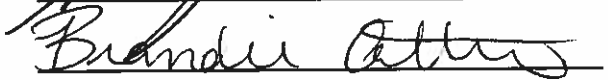
Chairman Bill Towle Closed the Public Comments:

Upon further discussion & consideration, Mr. Barrett decided to withdraw his Phase II Large Scale Development Application as presented at the meeting & will resubmit a modified version of the original, approved, large scale development at a later date.

7. Adjourn the PC Meeting

- Commissioner Marc Barry motioned to adjourn from the Planning Commission meeting. Vice Chairman Stephen Montellano seconded the motion. **Vote: Motion passed unanimously.**





Commissioner Chair Bill Towle



Attest

**Planning Commission Meeting / Board of Adjustments Agenda
Monday, December 2nd, 2024**

- 1. Planning Commission: Call to Order at 6 p.m.**
- 2. Roll Call**
- 3. Action on Minutes – November**
- 4. Announcements**
 - Next Work Session – Monday, December 23rd, 2024 6pm
 - Next Regular Meeting – Monday, January 6th, 2025 6pm
- 5. Unfinished Business – None**
- 6. New Business**
 - Public Hearing - Rezone – Parcel# 23-00326-003 – Moore & Moore Joint Venture – City requested rezone from AG to C1
 - Public Hearing – Large Scale Development – Parcel# 18-07686-000, 23-00272-000, & 23-00272-005 – Makers Park Phase II
- 7. Adjourn from Planning Commission Meeting**

Planning Commission Meeting / Board of Adjustments Agenda

Monday, December 2nd, 2024

- 1. Board of Adjustments: Call to Order**
- 2. Roll Call**
- 3. Action on Minutes - November**
- 4. Unfinished Business**
 - **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**
- 5. New Business – None**
- 6. Adjourn from Board of Adjustments Meeting**



CITY OF
LITTLE FLOCK
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Planning Commission Meeting Sign-In Sheet

MEETING DATE: 12-2-2024

NAME	ADDRESS	PHONE#
Leonard Robinson	7521 W Washington Rd	479-409-9259
Myle Maxwell	305 SE Hendrix St Bentonville, AR	5018047325
Pam Rischon	209 SE Steadfast Rd Ball Bluff, Ar	479-361-9499
Sherry Moncrief	1322 Little Flock Dr	479-236-4148
Scott Suggs	2517 Little Flock Dr	479-366-9192
Brend Barrett	960 NW C Street Bentonville	477-366-0615
Eric Retor	207 SE Georgetown St. Bentonville	814-233-6813
Hathorine Fraser	703 SE Yale St Bentonville	703-593-5254
Mike DeLong	101 NE Lake Forest Ln Bentonville	479-295-0887
Shanna Crawford	4203 SE 3rd St Bentonville	479-253-2551
Michelle Forrester		
Melanie Belford	2711 Little Flock Dr.	479-833-2005
Mark & Kim Spencer	3300 N Woods Ln	479-409-8561