

MINUTES OF THE SPECIAL-CALLED MEETING
OF THE BOARD OF ADJUSTMENT OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD JANUARY 12, 2016

The Board of Adjustment of the City of Siloam Springs, Benton County, Arkansas, met in a special-called session at the City Administration Building, January 12, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:

Colvin, Engle, Blakely, Nation, Mounger, Williams, Smith – Present.

City Administrator, Phillip Patterson; Mayor, John Mark Turner; City Clerk, Renea Ellis; Senior Planner, Ben Rhoads; City Engineer, Justin Bland; City Attorney, Jay Williams; Community Services Director, Don Clark; all present.

A copy of the September 22, 2015 regular minutes had previously been given to each Commissioner. A motion was made by Smith and seconded by Williams to accept the minutes.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

The first agenda item was a Sign Variance Development Permit, BOA15-08, 4703 Hwy. 412 East, Cobb-Vantress, Arkansas Sign & Banner – Joe Conway.

Ben Rhoads, Senior Planner, briefed the item. Joe Conway, 1914 S. Walton Blvd, Bentonville, spoke on behalf of Cobb and showed photos of the proposed sign. Smith asked how much light is emitted from sign. Conway stated it is self-contained and not like the Casino light. A motion was made by Colvin and seconded by Blakely to approve the Sign Variance Development Permit, BOA15-08 at 4703 Hwy. 412 East.

Roll Call:

Engle, Blakely, Nation, Mounger, Williams, Smith, Colvin – Aye.

7 Ayes. No Nays. Motion Approved.

The next agenda item was a Variance Development Permit, BOA15-09, 405 E. Cornell St., 413 W. Elgin St., 601 N. Elm St., Alpine Homes, LLC / Rusty White, Blew and Associates, PA – Heath Myers.

Ben Rhoads, Senior Planner, briefed the item. Williams asked why this wasn't considered when originally built and will this set precedence. Rhoads stated it was most likely built before setbacks, and no, it will not set precedence. A motion was made by Williams and seconded by Smith to approve the Variance Development Permit, BOA15-09 at 405 E. Cornell St., 413 W. Elgin St., and 601 N. Elm St..

Roll Call:

Blakely, Nation, Mounger, Williams, Smith, Colvin, Engle – Aye.

7 Ayes. No Nays. Motion Approved.

The next agenda item was a Variance Development Permit, BOA15-10, 2500 Hwy 412 East, Quad SS, LLC / Tim Clower, Blew and Associates, PA – Jorge DuQuesne, PE.

Ben Rhoads, Senior Planner, briefed the item and corrected himself with regard to an error in the Staff Memorandum. Justin Bland, City Engineer, went over traffic report. Jorge DuQuesne, 524 W.

Sycamore, Fayetteville, stated the owner requested additional land but could not obtain. Smith stated Burger King was aware of the lot size and asked if when initially looked at, if it was sufficiently big enough for it. Tim Clower, Corpus Christie, Texas, stated the variance needs were not known until work started with the architect and engineer. Nation asked if easements were attempted to be gained by property owners to the East and South. Rhoads stated it was to the East at Kenny's Auto; and that he never personally spoke with them regarding it. He stated Ward Jones had the discussion with the property owner. Chairman Mounger stated staff concurs there is a hardship in these variances. A motion was made by Blakely and seconded by Nation to approve the Variance Development Permit, BOA15-10 at 2500 Hwy 412 East.

Roll Call:

Nation, Mounger, Williams, Colvin, Engle, Blakely – Aye.

Smith –Nay.

6 Ayes. 1 Nay. Motion Approved.

There being no further business, a Motion was made by Smith and seconded by Williams to adjourn. A voice vote was taken. All ayes.

Meeting Adjourned.

ATTEST:


Renea Ellis, City Clerk

APPROVED:


Karl Mounger, Chairman

