

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD APRIL 12, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, April 12, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:

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

Colvin – Absent.

Acting City Clerk, Judy Toler; City Planner, Ben Rhoads; City Engineer, Justin Bland; City Attorney, Jay Williams, all present.

A copy of the February 9, 2016, 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 item on the agenda was a Lot Split Development Permit, LS16-02, 2207 S. Stateline Road, United Bilt Homes, Don Pitts / Dan Jenkins.

Ben Rhoads, City Planner, briefed the item. A Motion to approve was made by Blakely and seconded by Engle.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Mounger announced at 4:15pm that Commissioner Colvin arrived.

The next item on the agenda was a Significant Development Permit, SD16-01, 310 Progress Ave., Lykins Leasing, Civil Engineering, Inc. – Ron Homeyer.

Ben Rhoads, City Planner, briefed the item and went over staff recommendations. Mounger asked if this property is borderline with Ravenwood. Rhoads answered yes. Mounger asked about fencing. Rhoads stated some properties already have a fence, but they are including adding a fence in necessary areas. Engle asked if the fence is a requirement. Rhoads answered yes. Robert Timmons, 2440 Pickwick Terrace, expressed several concerns regarding drainage, additional privacy fencing, and lighting restrictions to residents. Justin Bland, City Engineer, responded to the drainage concern. He stated they will be filling the side in and raising it by several feet to catch the drainage and have it flow east. Rhoads responded to the concern over the privacy fence. He stated the privacy fence is required, but a second fence on the north side is not required. Rhoads also responded to the concern over lighting. He stated the City requires the parking lot to be lit at night due to safety, but will not be pointed at the residential area. Smith asked if the northwest corner is the dumpster bin. Rhoads answered yes. Smith asked if that area will be lit. Rhoads stated he doesn't think there will be lighting on the bin, just in the open area. Engle asked about fencing requirements. Rhoads stated a 6 foot opaque screen. Timmons expressed his concerns to wear and tear to the residential fencing; and asked who would be responsible for the upkeep. Rhoads stated there would be a 6 foot green space between the fence and first parking space, and maintenance would be fence owner's responsibility. Timmons asked

if fence is on property line. Rhoads stated he does not know. Timmons asked if the fence falls down, who would replace it since fencing is required. Rhoads stated the fence owner would need to replace it. Jay Williams, City Attorney, stated he would need to clarify, but he doesn't think the owner would be under obligation to replace the fence in the event it falls down. He also stated the City Code puts the responsibility on the developer of fence requirements. Ron Homeyer, Civil Engineer, Inc., stated it would be full cut off lighting, but has not been designed yet. He stated it would only shine on the parking lot. Nation asked if it would be similar to the lighting they have at the Neighborhood Market parking lot. Homeyer answered yes. A Motion to approve was made by Williams and seconded by Nation.

Roll Call:

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

7 Ayes. No Nays. Motion passed.

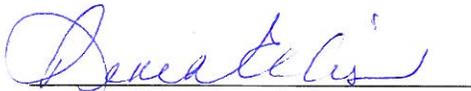
Jay Williams, City Attorney, announced this will go to the Board of Directors on May 3, 2016.

Ben Rhoads, City Planner, announced there is a Placemaker's Conference on April 22-24 in Bentonville. He stated Planning Commissions, City Council members, and anyone interested in development is encouraged to attend. He stated he would be speaking at one of the panels.

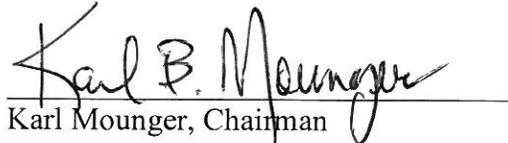
There being no further business, a Motion was made by Smith and seconded by Engle to adjourn. A voice vote was taken. All ayes. Meeting Adjourned.

{Seal}

ATTEST:


Renea Ellis, City Clerk

APPROVED:


Karl Mounger, Chairman

