

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

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

The meeting was called to order by Chairman Mounger.

Roll Call:

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

City Clerk, Renea Ellis; City Planner, Ben Rhoads; City Engineer, Justin Bland; City Attorney, Jay Williams; Don Clark, Community Services Director, all present.

A copy of the June 14, 2016 regular minutes had previously been given to each Commissioner. A motion was made by Engle and seconded by Blakely 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, LS16-06, 2100 Block of Ravenwood Plaza, A&H Ravenwood LLC, Civil Engineering, Inc. – Ron Homeyer, PE. Ben Rhoads, City Planner, briefed the item. Nation asked if the access easement is wide enough to be considered a street. Rhoads stated no, only a driveway. A Motion to approve was made by Smith and seconded by Williams.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

The next item on the agenda was a Lot Split Development Permit, LS16-07, 1000 Block of Cheri Whitlock Dr., Scarbrough Family Trust – Alice E. Scarbrough, Trustee, Ghan & Cooper Commercial Properties – Stuart Ghan.

Ben Rhoads, City Planner, briefed this item as well as the next rezone item. Nation asked if the rezoning only allows them to have a different use for the lots. Rhoads answered yes. Mounger stated this item and the next will be voted on separately. Stuart Ghan, 4611 Rogers Ave., Fort Smith, introduced himself. Smith asked what the present plans were. Ghan stated they are working with Dollar General. A Motion to approve was made by Nation and seconded by Williams.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

The next item on the agenda was a Rezone Development Permit, RZ16-04, C1-A to C-2, 1000 Block of Cheri Whitlock Dr., Scarbrough Family Trust – Alice E. Scarbrough, Trustee, Ghan & Cooper Commercial Properties – Stuart Ghan.

A Motion to approve was made by Smith and seconded by Blakely.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on August 2, 2016.

The next item on the agenda was a Rezoning Development Permit, RZ16-03, from C-2 and R-2 to G-I, 100 Hwy. 412 W., City of Siloam Springs Police Department.

Ben Rhoads, City Planner, briefed the item. Engle asked if area will be screened. Rhoads answered yes, with a 6 foot opaque wall. Don Clark, Community Services Director, stated there may be some brick along the frontage. He stated the impound lot will not be permanent; but only used to store vehicles involved in an investigation to comply with chain of custody. He stated there was a possibility of additional building being built at a later time for a processing lab. A Motion to approve was made by Williams and seconded by Nation.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on August 2, 2016.

The next item on the agenda was a Rezoning Development Permit, RZ16-05, R-2 to G-I, 1611 Cheri Whitlock Dr., New Life Church of Siloam Springs, Inc., Civil Engineering, Inc. – Ron Homeyer, PE.

Ben Rhoads, City Planner, briefed the item as well as the accompanying Significant Development Permit. Engle asked what the use of the gravel paving was. Rhoads stated it is for overflow parking. Nation asked if he has looked over the drainage study. Rhoads answered no, not yet; should be turned in prior to Board of Directors review. Ron Homeyer, 701 S. Mt. Olive, stated the gravel area would be used for overflow parking along with a dock in back for loading or unloading. He also stated drainage will be worked out. A Motion to approve with conditions was made by Nation and seconded by Williams.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on August 2, 2016.

The next item on the agenda was a Significant Development Permit, SD16-06, 1611 Cheri Whitlock Dr., New Life Church of Siloam Springs, Inc., Civil Engineering, Inc. – Ron Homeyer, PE.

A Motion to approve with conditions was made by Smith and seconded by Blakely.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on August 2, 2016.

The next item on the agenda was a Significant Development Permit, SD16-03, Shoppes at Siloam, 2998 Hwy. 412 E, Ronnie Self & James Pruden / Commercial Realty NWA, LLC, Jeff Kemp, Bates & Associates, Inc. – Geoff Bates, PE.

Ben Rhoads, City Planner, briefed the item. Nation clarified details on the entrances. Rhoads concurred; and said shared access is used when available to avoid cuts on the highway for safety. Engle asked if there will be any restrictions on left turns. Rhoads answered he does not know of any. Jeff Bates, 7230 S. Pleasant Ridge Drive, stated Rhoads did a good job presenting and has nothing else to add. A Motion to approve with conditions was made by Blakely and seconded by Nation.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on July 19, 2016.

The next item on the agenda was a Significant Development Permit, SD16-05, 3451 Hwy. 412 E., Molly LLC, Landrum Group, LLC – Stephen Landes, PE.

Ben Rhoads, City Planner, briefed the item. Smith asked if the detention ponds in the back have a drain or evaporation. Justin Bland, City Engineer, stated they will be piped underground through Lowes' parking lot and out. Steve Landes, 903 NE 9<sup>th</sup> Street, Shawnee, OK, stated what type of restaurant it will be and that everything had been covered by staff. He said he is available for any questions. Smith asked if a traffic jam will result due to the heavy flow at Wendy's entrance/exit. Rhoads stated having the aligned drives are the best situation; and there were no drives on the highway.

A Motion to approve with conditions was made by Nation and seconded by Smith.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

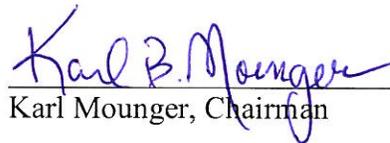
Chairman Mounger announced this will go to the Board of Directors on July 19, 2016.

Mounger announced this is Tony Williams last meeting, and expressed his appreciation. Williams thanked everyone for the opportunity to serve as a Commissioner. He stated he is resigning, remarrying, and moving to Fayetteville.

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



APPROVED:

  
Karl Mounger, Chairman

ATTEST:

  
Renea Ellis, City Clerk

