

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

The meeting was called to order by Chairman Mounger.

Roll Call:

Engle, Blakely, Nation, Mounger, Williams, Smith – 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 April 12, 2016 special-called minutes had previously been given to each Commissioner. A motion was made by Smith and seconded by Blakely to accept the minutes.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

The first agenda item was a Variance Development Permit, BOA16-04, 120 Hwy, 412 East, Ansley Investments, LLC, George Baker, Ward Jones Realtors, Inc., Ward Jones.

Ben Rhoads, City Planner, briefed the item. Engle asked why there isn't more green space and instead islands of concrete. Rhoads stated it has a lot to do with the City's history and how the highway was initially developed. AHTD took space to make room for additional lanes. Engle asked if it is possible to put green space in. Rhoads answered possibly; they just want to utilize the existing area. Smith asked where the dumpster location is and if it will be enclosed. Rhoads stated they don't have it shown right now; it's not part of the variance. Williams asked if the variance need was due to the building being vacant for over 6 months; if it not vacant for 6 months; it would have been 'grandfathered' in. Rhoads answered yes, that is correct. Ward Jones, 21759 Troon Lane, stated he's sure the buyer will enclose the dumpster if required. A Motion to approve was made by Nation and seconded by Williams.

Discussion on the motion: Engle stated a green space island needs to be included. Ward Jones stated they will discuss it with the buyer. Rhoads stated a condition can be added to the approval. Nation asked about where to add without cutting down on parking space. Rhoads stated he would recommend aboveground planters. Nation amended the motion to include a green space condition with portable planters and without displacing parking; seconded by Blakely. Ward Jones stated buyer would comply within reason.

Roll Call on the Motion to Amend:

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

6 Ayes. No Nays. Motion Amended.

Roll Call on Approval:

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

6 Ayes. No Nays. Motion Approved.

The next agenda item was a Variance Development Permit, BOA16-03, 2998 Hwy. 412 East, Ronnie Self & James Pruden / Commercial Realty NWA, LLC, Jeff Kamp, Bates and Associates, Inc., Geoff Bates, PE.

Ben Rhoads, City Planner, briefed the item. Engle asked if this is a lot split. Rhoads answered no, adjusting the current lot lines. Engle asked if they will be required to go back with green space once paved over if the property is used for something different. Rhoads answered absolutely. Nation asked if paved, and they have to rip it up, what would that do to the parking spaces. Rhoads stated they are overcompensating for parking so there would be no effect. Smith asked to review area in bird's eye view. Rhoads reviewed. Eric Boling, 2957 Katieanna, Fayetteville, stated he is the one purchasing property. He stated it will not be a restaurant; he has a retailer interested. Engle asked if he was aware of the green space requirements. Boling answered yes, and have accounted for it in the drawings. A Motion to approve was made by Williams and seconded by Nation.

Roll Call:

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

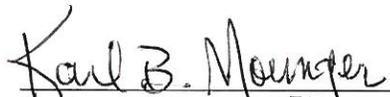
6 Ayes. No Nays. Motion Approved.

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

ATTEST:

APPROVED:


Renea Ellis, City Clerk


Karl B. Mounger, Chairman

