

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE  
CITY OF SILOAM SPRINGS, BENTON COUNTY,  
ARKANSAS, HELD SEPTEMBER 13, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, September 13, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:

Song, Engle, Blakely, Mounger, Driscoll, Smith – Present.

Nation – Absent.

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

A copy of the August 9, 2016 regular minutes had previously been given to each Commissioner. A motion was made by Blakely and seconded by Smith to accept the minutes.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

The first item on the agenda was a Rezoning Development Permit, RZ16-07, R-4 to C-2, 3300 Block of Hwy. 412 E., William and Kerri Low, CEI Engineering – Nate Bachelor, PE / LP Retail, LLC.

Ben Rhoads, Senior Planner, briefed the item. Engle asked if this is for the Shoppes of Siloam. Rhoads answered this is a separate request and developer, but they will share driveways. Larry Gardner, 13435 St. Andrews Drive, stated he wants to ensure Highway 412 doesn't become more dangerous than it already is. Rhoads stated future plans for the Highway expansion will include a median to reduce risks. A Motion to approve was made by Smith and seconded by Blakely.

Roll Call:

Engle, Blakely, Mounger, Driscoll, Smith, Song – Aye.

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on October 4, 2016.

The next item on the agenda was a Rezoning Development Permit, RZ16-08, R-2 to G-I, 1405 W. Jefferson St., First Christian Church, Terry Evans.

Ben Rhoads, Senior Planner, briefed the item. A Motion to approve was made by Williams and seconded by Song.

Gilbert Weaver, 1505 W. Jefferson, asked about the landscape buffers, and other requirements listed for G-I. Rhoads said there are no use or requirement changes; this is just a housekeeping measure, so those would not be required.

Roll Call:

Blakely, Mounger, Driscoll, Smith, Song, Engle – Aye.

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on October 4, 2016.

The next item on the agenda was a Lot Split Development Permit, LS16-08, 1314 Villa View Drive, John and Kay Vest.

Ben Rhoads, Senior Planner, briefed the item. John Vest, 1314 Villa View, approached the podium and stated he was present to answer any questions. A Motion to approve was made by Blakely and seconded by Williams.

Roll Call:

Mounger, Driscoll, Smith, Song, Engle, Blakely – Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda was a Significant Development Permit, SD16-09, 2220 E. Little John St., 2220 E. Sherwood St., and 2225 E. Sherwood St., Krein Development, LLC, Civil Engineering Inc. – Ron Homeyer, PE.

Ben Rhoads, Senior Planner, briefed the item. Mounger stated safety is always high on his priority list. He then clarified that the Fire Department's ladder trucks can negotiate all areas. Rhoads concurred. Ron Homeyer, Civil Engineering – 701 S. Mount Olive, stated they have no additional comments to add at the moment. Pam Sled, 14441 Country Club Rd., stated this density is too great for this area, and will make a significant change to it. She stated this complex will bring several nuisances, inducing noise, traffic, lights, etc. She stated most moved to that area to rid the in City nuisances previously stated, and that the country aspect is part of the property value. She then went over several other concerns and research she had done on them. She asked for the number of apartments to be reduced. Larry Gardner, 13435 St. Andrews Drive, stated he owns a shop on Dawn Hill Road. He said one of the problems is that there is neither a light, nor a stop/yield sign once Country Club turns to Dawn Hill. He then gave examples of the fast traffic going through that area, and hopes with increased traffic that the City will look at the impact further. Roy Drake, 21751 Davidson Road, voiced his multiple concerns, including excessive speeding, flooding potential and dangerous driveways. Wayne Eder, 3507 North Robin, discussed the setbacks and controlled speed areas. Dave Shockler, 13657 St. Andrews, asked if this is a rent assisted, or low rent project. Homeyer answered no, there is no rental assistance proposed with this project. Shockler stated a three-story high density apartment building seems out of character for the City. He said the three-story will intrude on privacy of neighboring homes. He also echoed other concerns regarding noise, increased traffic, and property value decline. Cheryl Whalin, 3507A North Robin, stated she has worked for the owner and assisted with management of his seven buildings currently in the addition. She went on to discuss issues with traffic, noise, and parking issues. Blakely stated this is a situation that makes their job difficult. He went on to state that they must look at minimum standards, which in this case, are being met. A Motion to approve was made by Song and seconded by Mounger.

Roll Call:

Driscoll, Smith, Song, Mounger – Aye.

Engle, Blakely – Nay.

4 Ayes. 2 Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on October 4, 2016.

The next item on the agenda was a Lot Consolidation Permit, LC16-03, 2011 & 2075 N. Mt. Olive St., Arkansas Early Learning, Inc., Harris Architecture – Rico Harris.

Ben Rhoads, Senior Planner, briefed the item, and stated no vote is required. Smith asked for clarification of the exact location. Rhoads went over the location details.

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

{Seal}



ATTEST:

  
Renea Ellis, City Clerk

APPROVED:

  
Karl Mounger, Chairman

