

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD OCTOBER 11, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, October 11, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:

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

City Clerk, Renea Ellis; City Engineer, Justin Bland; Acting City Attorney, David Bailey; all present.

A copy of the September 13, 2016 regular minutes had previously been given to each Commissioner. A motion was made by Blakely and seconded by Song 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, LS16-09, 3503 Hwy. 412 E., Cale Properties, LLLP, Civil Engineering Inc. – Ron Homeyer, PE.

Justin Bland, City Engineer, briefed the item. Blakey asked what the future use for this would be. Bland said it is unknown at this time. Nation asked if the adjustment mentioned is to square up the backside and make it straight across. Bland said no, it is to create an angle. A Motion to approve was made by Nation and seconded by Blakely.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

The next item on the agenda was a Rezoning Development Permit, RZ16-09, I-1 to C-2, 3948 Hwy. 412 E., Steven Whitmire.

Justin Bland, City Engineer, briefed the item. A Motion to approve was made by Blakely and seconded by Nation.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on November 1, 2016.

The next item on the agenda was a Significant Development Permit, SD16-10, 3300 block of Hwy. 412 E., William and Keri Low / LP Retail, LLC – Jason Pullman, CEI Engineering, Inc. – Nate Bachelor, PE.

Justin Bland, City Engineer, briefed the item. Engle asked if this is the first project to have underground detention. Bland answered no, but is a newer product. Nation asked if there has been any correspondence received from Spring Valley. Nate Bachelor, CEI Engineering, stated the property owner has been in contact with Spring Valley. Mounger said there has been one letter received regarding noise. He asked if these buildings would act as a buffer to the noise. Bland answered yes, and there will be a 6 foot privacy fence built. Blakely said he hopes a traffic

solution is being looking in to with AHTD. A Motion to approve with staff conditions was made by Nation and seconded by Blakely.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on November 1, 2016.

The next item on the agenda was a Significant Development Permit, SD16-11, 2011 and 2075 N. Mt. Olive St., Arkansas Early Learning, Inc, Civil Engineering Inc. – Ron Homeyer, PE. Justin Bland, City Engineer, briefed the item. Phillip Arnold, 306 W. Weymouth Court, stated he is opposed to development due to it decreasing his property value. He stated when they purchased the land; they were not made aware that the land nearby was commercial. He stated the nearby duplexes have already affected the nearby property values. He stated traffic will be very heavy and would strongly recommend looking at a different property. Mounger asked if all City codes and ordinances have been met. Bland answered yes. Nation asked if the hours of operation are known. Ron Homeyer, Civil Engineer, Inc., stated the specific hours are unknown, but he guessed they could be 7am-6pm. Engle asked if they know the number of occupants yet. Homeyer said it is unknown at this time. Engle asked about traffic count and parking. Homeyer said the parking lot is based on the building area, and traffic count is based on a number from the square footage. Engle asked if traffic flow was looked at when this was reviewed. Bland said traffic was reviewed, and they created a one-way entrance to help eliminate heavy traffic. Engle asked how the City determines if it impacts existing property values in the area. Bland said he does not know, but that this does meet the C2 zoning requirements. Nation expressed her concerns with the traffic. She then asked how many homes are in the subdivision behind the property. Bland said he does not know, but the overall plan was over 100 lots with two entrances. Nation asked if that is on one of the main bus routes. Song said they typically use Cheri Whitlock. Engle asked if all the frontage land is zoned commercial. Bland answered yes. A Motion to approve with staff conditions was made by Engle and seconded by Driscoll.

Roll Call:

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

Nation – Nay.

5 Ayes. 1 Nay. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on November 1, 2016.

The next item on the agenda was a Final Plat Development Permit, FP16-02, 1218 W Jefferson St., Pine Ridge Contracting – Dan Mallory, Civil Engineering Inc. – Ron Homeyer, PE. Justin Bland, City Engineer, briefed the item. Charles Key, Heritage Square, asked how this affects the property to the east. He stated he was present while they did the property inspection. He stated it appeared that it reaches in about 12 feet from Heritage Square property. He asked for someone to explain where the property line was. Ron Homeyer, Civil Engineering, stated the fence line with the trees is the property line, and there are no intentions of removing it. He said impact will not cross the property line. He said they will be single-family homes with large backyards so impact should be minimal. He said all the drainage runs to the southwest corner; minimizing impact as much as possible. Engle asked if there will be street parking. Bland said he doesn't believe so. Mounger said he would like to see no street parking allowed put in as a condition. Bland said the ordinance that addressed parking on certain street would need to be changed. Engle asked if the ordinance is per street, or an overall layout. Bland said he believes there are streets listed in the City Code that allow on-street parking. Brian Phillips, Permit Technician, said there is a section in the City Code that stipulates which streets you cannot park in. He said it's something they can look in to. Mounger asked if staff can make this a condition. Driscoll asked about the size of the homes. Bland said it is unknown. A Motion to approve with

the condition of no on-street parking and staff conditions was made by Nation and seconded by Driscoll.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on November 1, 2016.

The next item on the agenda was a Lot Consolidation Permit, LC16-04, 855 N. Dogwood St., Matthew and Jade Zaidner.

Justin Bland, City Engineer, briefed this item and the next item, and stated no vote is required for either one.

The next item on the agenda was a Lot Consolidation Permit, LC16-05, 1611 Cheri Whitlock Dr., New Life Church of Siloam Springs, Inc., Civil Engineering Inc. – Ron Homeyer, PE.

Justin Bland, City Engineer, briefed this item in the previous discussion.

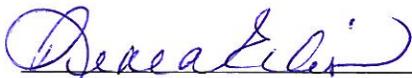
There being no further business, a Motion was made by Nation and seconded by Blakely to adjourn. A voice vote was taken. All ayes. Meeting Adjourned.

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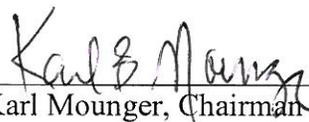


APPROVED:

ATTEST:



Renea Ellis, City Clerk



Karl Mounger, Chairman

