

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS
JANUARY 10, 2023

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on January 10, 2023.

The meeting was called to order by Chairman Smith.

Roll Call:

Song, Montgomery, Salley, Smith, Williams, Rennard – Present.
McKinney – Absent.

Present City Staff: Senior City Planner, Ben Rhoads; City Planner, Maegan Thomas; City Engineer, Kevin Moore; City Attorney, Jay Williams; Permit Technician, Wade Baker; all present.

A copy of the November 8, 2022, minutes had previously been given to each Commissioner. A motion was made by Song and seconded by Williams to accept the minutes. A Voice Vote was taken on the pending motion. Motion passed unanimously.

Item E. Election of Officers

A motion was made by Song to nominate Smith as Chair; Salley seconded. With no other nominations made, Chairman Smith closed the nominations. A voice vote was taken. Motion passed unanimously. Motion made by Song to nominate Salley as Vice-Chairman. With no other nominations made, Chairman Smith closed the nominations. A voice vote was taken. Motion passed unanimously. Motion made by Salley to nominate Williams as Secretary. With no other nominations made, Chairman Smith closed the nominations. A voice vote was taken. Motion passed unanimously.

Item F. Development Permits Approval

Item F1. Significant Development Permit, SD22-12, 1995 East Highway 412. Thomas briefed the item. Staff recommended approval with conditions. Following discussion by the commission, a motion was made by Salley to approve the item and seconded by Song. Motion passed unanimously. This item will go to the Board on February 7, 2023.

Item F2. Preliminary Plat Development Permit, PP22-06, 3000 Block of East Kenwood Street. Thomas and Moore briefed the item. Staff recommended approval with no conditions. Attorney Williams suggested to Chairman Smith that he note Commissioner Rennard joined the meeting. Chairman Smith asked that the record show that Commissioner Rennard was present. Baker acknowledged the request. Following discussion by the commission, a motion was made by Williams to approve the item and seconded by Montgomery. Motion passed unanimously. This item will go to the Board on February 7, 2023.

Item F3. Special Use Permit, SU22-14, 617 South Maxwell Street. Thomas briefed the item. Staff recommended approval with no conditions. Todd Varnadoe, 507 North Madison Street; addressed the commission with additional information and details pertaining to the application and other short-term

rental experiences in the City. Carolyn Rood, 1602 West Alpine Street; addressed the commission with concerns including past experiences with bed and breakfast properties in the City and the unfairness of allowing special use permits for commercial activities in residential areas. Attorney Williams addressed the commission with information regarding recourse actions the City could take to address short-term rental issues within the residential areas. Following discussion by the commission, a motion was made by Montgomery to approve the item and seconded by Rennard. Motion passed unanimously. This item will go to the Board on February 7, 2023.

Item F4. Special Use Permit, SU22-15, 413 South Madison Street. Thomas briefed the item. Staff recommended approval with no conditions. Michelle Bailey, 403 North Madison Street; addressed the commission with additional information and details pertaining to the application. Following discussion by the commission, a motion was made by Salley to approve the item and seconded by Williams. Motion passed unanimously. This item will go to the Board on February 7, 2023.

Item F5. Special Use Permit, SU22-16, 731 Cypress Court. Thomas briefed the item. Staff recommended approval with no conditions. Rosemary Junkermann, 2225 Dawn Hill Road; addressed the commission with additional information and details pertaining to the application. Following discussion by the commission a motion was made by Song to approve the item and seconded by Salley. Motion passed unanimously. This item will go to the Board on February 7, 2023.

Item G. Board Approved Permits

Chairman Smith stated there were no questions for this item.

Item H. Staff Approved Permits

Chairman Smith stated there were no questions for this item. Thomas reminded the commission that statements of financial interest were due January 30, 2023.

There being no further business, a Motion was made by Salley and seconded by Rennard to adjourn. A Voice Vote was called. Motion passed unanimously. Meeting adjourned.

ATTEST:


Renea Ellis, City Clerk CAM/CMC

(SEAL)



APPROVED:


J.W. Smith, Chairman

