

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS
FEBRUARY 8, 2022

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on February 8, 2022.

The meeting was called to order by Chairman Smith.

Roll Call: Song, Montgomery, Salley, McKinney, Smith, Rennard, Williams – Present.

Present City Staff: Senior City Planner, Ben Rhoads; City Engineer, Justin Bland; City Attorney, Jay Williams; Permit Technician, Brian Phillips, Permit Technician Wade Baker; all present.

A copy of the January 11, 2022, minutes had previously been given to each Commissioner. A motion was made by Montgomery and seconded by Salley to accept the minutes. A Voice Vote was taken on the pending motion. Motion passed unanimously.

Item E1. Special Use Permit, SU21-18, 2690 Highway 412 East. Ben Rhoads briefed the item. Staff recommended approval with conditions. Following discussion by the commission, a motion was made by Montgomery to approve the item and seconded by Salley. Motion passed unanimously. This item will go to the Board on March 1, 2022.

Item E2. Significant Development Permit, SD21-13, 2690 Highway 412 East. Rhoads 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 Montgomery. Motion passed unanimously. This item will go to the Board on March 1, 2022.

Item E3. Preliminary Plat Development Permit, PP22-01, 600 to 900 Block Arkansas Highway 16. Rhoads briefed the item. Staff recommended approval with no 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 March 1, 2022.

Item E4. Final Plat Development Permit, FP22-03, 2400 Block of East Kenwood Street. Rhoads briefed the item. Staff recommended approval with conditions. Following discussion by the commission, a motion was made by McKinney to approve the item and seconded by Salley. Motion passed unanimously. This item will go to the Board on March 1, 2022.

Item E5. Rezoning Development Permit, RZ22-01, 2400 Block of East Kenwood Street. Rhoads briefed the item. Staff recommended approval with no conditions. Following discussion by the commission, a motion was made by Montgomery to approve the item and seconded by Williams. Motion passed unanimously. This item will go to the Board on March 1, 2022.

Item E6. Significant Development Permit, SD22-01, 1200 Block of South Holly Street. Rhoads briefed the item. Following discussion by the commission, a request was made by McKinney to table the item to a special-called meeting and seconded by Song. Motion passed unanimously. This item will go to a special-called meeting before the Planning Commission on February 22, 2022.

Item E7. Building Permit Review, BPR22-01, 224 South College St. Rhoads briefed the item. Patrick Kelly, 302 South College Street; Bryan Beck, 224 South College Street; Misti Stephens, 1701 Villa View Drive; and Tim McCord, 212 South College Street; addressed the commission with comments about enjoyment and value of neighboring property, concerns about easement use, building height, driveway changes, property access changes, architectural appropriateness, equitable real estate practices, history of the lot split, distrust of the building permitting process, previous appeal process, and building off neighbors easements. Rhoads addressed the comments. Ordinance 12-11 Prohibited Use Permit 9/18/12 was read by Chairman. Following discussion by the commission, a motion was made by Montgomery to confirm review and seconded by Rennard. Motion passed unanimously.

Item F. City Comprehensive Plan Monthly Update (January 2022)

Item G. Board Approved Permits

Item G1. Final Plat Development Permit, FP21-06, 2300 Lawlis Road. Estimated to the Board on March 1, 2022.

Item G2. Final Plat Development Permit, FP22-01, 14800 to 14900 Block of South Arkansas Highway 43. Estimated to the Board on March 15, 2022.

Item G3. Final Plat Development Permit, FP22-02, 2200 Block of North Carl Street. Estimated to the Board on March 15, 2022.

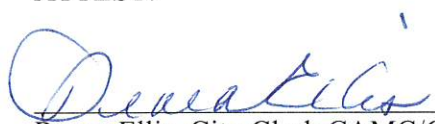
Item H. Staff Approved Permits

Item H1. Lot Split Development Permit, LS22-01, 801 East Lake Francis Drive. Estimated to the Board for Easements on February 15, 2022.

Item H2. Lot Consolidation Development Permit, LC22-01, 190 Arkansas Highway 59 North. Estimated to the Board for Easements February 15, 2022.

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

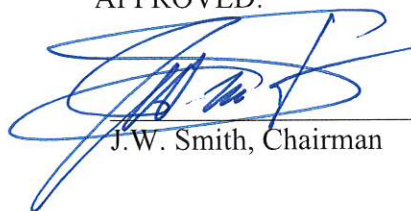
ATTEST:


Renea Ellis, City Clerk CAMC/CMC

(SEAL)



APPROVED:


J.W. Smith, Chairman

