

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS
FEBRUARY 14, 2023

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on February 14, 2023.

The meeting was called to order by Chairman Smith.

Roll Call:

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

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 January 10, 2023, minutes had previously been given to each Commissioner. A motion was made by McKinney and seconded by Salley to accept the minutes. A Voice Vote was taken on the pending motion. Motion passed unanimously.

Item E. Development Permits Approval

Item E1. Special Use Permit, SU22-13, 411 North Broadway Street. Rhoads briefed the item. Staff recommended approval with no conditions. Christa Burton, 9965 Admiral Dr, Rogers, Arkansas; addressed the commission with additional information and details pertaining to the application. Following discussion by the commission, a motion was made by Williams to approve the item and seconded by Rennard. Motion passed unanimously. This item will go to the Board on March 7, 2023.

Item E2. Special Use Permit, SU23-01, 315 West Harvard Street. Rhoads briefed the item. Staff recommended approval with no conditions. 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 March 7, 2023.

Item E3. Rezone Development Permit, RZ22-11, 21000 Block of Highway 16. 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 Rennard. Motion passed unanimously This item will go to the Board on March 7, 2023.

Item E4. Significant Development Permit, SD23-01, 21000 Block of Highway 16. Thomas briefed the item. Staff recommended approval with conditions. Following discussion by the commission, a motion was made by Rennard to approve the item and seconded by Montgomery. Motion passed by a vote of 6-1 with Williams voting against based on traffic safety concerns. This item will go to the Board on March 7, 2023.

Item E5. Significant Development Permit, SD23-01, 1750 South Lincoln Street. Rhoads briefed the item. Staff recommended approval with conditions. Following discussion by the commission a motion was made by Williams to approve the item and seconded by Salley. Motion passed unanimously. This item will go to the Board on March 7, 2023.

Item E6. Preliminary Plat Development Permit, PP23-01, 2270 Dawn Hill Road. Staff recommended tabling the item based on conditions. A motion was made by McKinney to table the item and seconded by Williams. Motion passed unanimously. This item will go to the Planning Commission on March 14, 2023.

Item E7. Final Plat Development Permit, FPC23-01, 650 West 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 Rennard. Motion passed unanimously. This item will go to the Board on February 21, 2023.

Item F. City Code Amendments

Item F1. Chapter 102 (Zoning Code) – Mini Storage. Rhoads briefed the item. Staff recommended approval with no conditions. Following discussion by the commission a motion was made by Rennard to approve the item and seconded by McKinney. Motion passed unanimously. This item will go to the Board on March 7, 2023.

Item F2. Chapter 102 (Zoning Code) – Short Term Rental. Rhoads briefed the item. Staff recommended approval with no conditions. Following discussion by the commission a motion was made by McKinney to approve the item and seconded by Williams. Motion passed unanimously. This item will go to the Board on March 7, 2023.

Item G. Board Approved Permits


Chairman Smith stated there were no questions for this item.

Item H. Staff Approved Permits

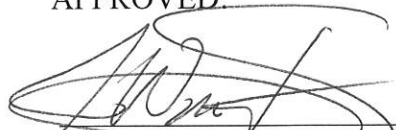
Chairman Smith stated there were no questions for this item.

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

ATTEST:


Renea Ellis, City Clerk CAMC/CMC

APPROVED:


J.W. Smith, Chairman

(SEAL)

