

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE  
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS  
MARCH 10<sup>th</sup>, 2020

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on March 10<sup>th</sup>, 2020.

The meeting was called to order by Chairman Colvin.

Roll Call: Song, Montgomery, Salley, McKinney, Smith, Driscoll, Colvin - Present.

Present City Staff: Community Development Director Don Clark, Permit Technician Brian Phillips, Senior City Planner, Ben Rhoads; City Engineer, Justin Bland; and City Attorney, Jay Williams; all present.

A copy of the February 11<sup>th</sup>, 2020, minutes had previously been given to each Commissioner. A motion was made by Smith and seconded by McKinney to accept the minutes. A voice vote was taken on the pending motion. Motion passed unanimously.

Item D1. Update to Zoning Code, Chapter 102. Ben Rhoads briefed the item. Staff recommended approval. Carla Wasson, 1004 Ste. C S. Mt. Olive and Julie Martin, 403 Hwy 412 West; addressed the commission with various concerns including provision is irrational, discriminatory, and is cause for lawsuit. Will cause a danger to the public, has been handled wrong by the City and is embarrassing. Wasson asked when the code changed. Justin Bland, City Engineer, Ben Rhoads, Senior City Planner, and Don Clark, Community Development Director addressed the raised concerns. Following discussion by the commission, a motion was made by McKinney and seconded by Driscoll to approve the item. Motion passed 6-1 with Smith voting no based upon concerns over driveway width. This item will go to the Board of Directors on April 7<sup>th</sup>, 2020.

Item E1. Special Use Permit, SU20-01, 403 Hwy. 412 West. Ben briefed the item. Staff recommended denial of the request. Julie Martin, 403 Hwy. 412 West; addressed the commission with various concerns including things have been pulled basically out of the air to avoid this from happening, in prior conversation with those fighting it we were told we simply don't want it therefore, it is never going to happen. Following discussion by the commission, Ben Rhoads addressed concerns. A motion was made by Montgomery to deny and seconded by Salley. The commission voted unanimously not to approve the item. This item will go to the Board of Directors on April 7<sup>th</sup>, 2020.

Item E2. Special Use Permit, SU20-02, 300 Block of N. Progress Avenue. Ben briefed the item. Staff recommended approval with no conditions. Following discussion by the commission, a motion was made by Smith and seconded by Salley to approve the item. Motion passed unanimously. This item will go to the Board of Directors on April 7<sup>th</sup>, 2020.

Item E3. Final Plat Development Permit, FP20-01, 3897 E. Kenwood Street. Ben briefed the item. Staff recommended approval with stated conditions. Following discussion by the commission, Ben Rhoads addressed concerns. A motion was made by McKinney and seconded by Driscoll to approve

the item. The item passed unanimously. This item will go to the Board of Directors on April 7<sup>th</sup>, 2020.

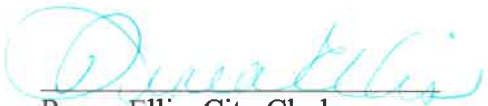
Item E4. Final Plat Development Permit, FP20-02, 21400 Block of Davidson Road. Ben briefed the item. Staff recommended approval with stated condition. Following discussion by the commission, a motion was made by Smith to approve the item with staff's stated condition and seconded by Salley. Motion passed unanimously. This item will go to the Board of Directors on April 7<sup>th</sup>, 2020.

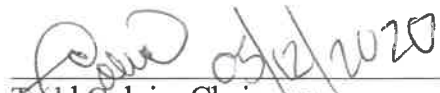
Item F1. Master Street Plan Update. Justin briefed the item. Staff recommended approval. Following discussion by the commission, Justin Bland addressed concerns. A motion was made by Montgomery and seconded by Salley to approve the item. Motion passed unanimously. This item will go to the Board of Directors on March 17<sup>th</sup>, 2020.

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

ATTEST:

APPROVED:

  
Renea Ellis, City Clerk

  
Todd Colvin, Chairman

