

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE  
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS  
APRIL 11, 2023

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on April 11, 2023.

The meeting was called to order by Chairman Smith.

Roll Call:

McKinney, Montgomery, Salley, Smith, Song, Williams – Present. Rennard – 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 March 14, 2023, minutes had previously been given to each Commissioner. A motion was made by Song and seconded by Salley to accept the minutes. A Voice Vote was taken on the pending motion. Motion passed unanimously.

Item D. Development Permits Approval

Item D1. Significant Development Permit, SD23-05, 3299 Highway 412 East. Rhoads previously briefed the item during the Board of Adjustment meeting. Staff recommended approval with conditions. Carl Cooney, Halff Associates; addressed the commission regarding a different project. Chairman advised Cooney that it was the wrong project. Cooney apologized for the error and returned to his seat. Mike Hillsman, 3151 Hickory Bluff Road Sapulpa Oklahoma; addressed the commission with concerns regarding incentivizing potential retailers to occupy certain buildings with tax-based subsidies. 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 April 18, 2023.

Item D2. Significant Development Permit, SD23-04, 3000 Block of Cheri Whitlock Drive. Thomas 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 Montgomery. Motion passed unanimously. This item will go to the Board on May 2, 2023.

Item D3. Significant Development Permit, SD23-06, 1611 Cheri Whitlock Drive. Staff requested the item be tabled to the Planning Commission on May 9, 2023. Following discussion by the commission, a motion was made by Montgomery to approve the request and seconded by McKinney. Motion passed unanimously. This item will go to the Planning Commission on May 9, 2023.

Item D4. Significant Development Permit, SD23-08, 2000 Block of Brashears Road. Thomas briefed the item. Staff recommended approval with conditions. Ron Homeyer, 701 South Mount Olive St; addressed the commission as engineer for the project. Jeff Farmer, 21923 Davidson Road; addressed the commission with questions about what kind of things would be maintained in the building. Homeyer addressed the questions. 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 May 2, 2023.

Item D5. Rezone Development Permit, RZ23-01, 2000 Block of East Tahlequah Street. Rhoads briefed the item. Staff recommended approval with no conditions. Bob Highfill, 340 Primrose Court; addressed the commission with concerns regarding increased vehicle parking and traffic congestion. Rhoads addressed the concerns. 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 May 2, 2023.

Item D6. Rezone Development Permit, RZ23-02, 2600 Block of North Country Club Road. Staff requested the item be tabled to the Planning Commission on June 13, 2023. Following discussion by the commission, a motion was made by Salley to approve the request and seconded by Song. Motion passed unanimously. This item will go to the Planning Commission on June 13, 2023.

Item D7. Final Plat Development Permit, FPC23-02, 5000 Block of North Country Club Road. Thomas briefed the item. Staff recommended approval with conditions. Clayton Taylor, 21865 Davidson Road; addressed the commission with concerns about stormwater and sediment runoff coming from the subject property and flooding three private properties and causing property damage. Moore addressed the concerns. Following discussion by the commission, a motion was made by Song to approve the item and seconded by Williams. Motion passed unanimously. This item will go to the Board on May 2, 2023.

Item E. Board and Staff Approved Permits

Chairman Smith stated there were no questions for this item.

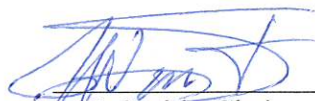
Item F. Adjournment

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:

APPROVED:

  
Renea Ellis, City Clerk CAMC/CMC

  
J.W. Smith, Chairman

