

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE  
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS  
APRIL 12, 2022

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on April 12, 2022.

The meeting was called to order by Chairman Smith.

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

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

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

Item E1. Significant Development Permit, SD22-04, 400 Highway 412 West. Ben Rhoads briefed the item. Staff recommended approval with 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 May 3, 2022.

Item E2. Preliminary Plat Development Permit, PP22-02, 2500 Block of South Waukesha Road. 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 Rennard. Motion passed unanimously. This item will go to the Board on May 3, 2022.

Item E3. Preliminary Plat Development Permit, PP22-03, 600 to 700 Block of East Lake Francis Drive. 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 Montgomery. Motion passed unanimously. This item will go to the Board on May 3, 2022.

Item E4. Rezoning Development Permit, RZ22-04, 2600 Block of North Country Club Road. Rhoads briefed the item. Staff recommended approval with no 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 May 3, 2022.

Item E5. Special Use Development Permit, SU22-02, 130 Dogwood Place. Rhoads briefed the item. Laura Hesselink, 1502 Holly Place; Deborah Raiees-Dana, 1502 Holly Place; and Ward Jones, 3118 Terrace Drive; addressed the commission with comments about boundary lines, potential fences, wildlife protection, short term rental management practices, parties, littering, limited parking, legal notice issues, pending real estate sale, and past history of short-term rentals. Staff recommended approval with no conditions. Following discussion by the commission, a motion was made by Rennard to approve the item and seconded by Williams. Motion passed unanimously. This item will go to the Board on May 3, 2022.

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

Item G. Staff Approved Permits

Item G1. Lot Consolidation Development Permit, LC22-03, 816 East Main Street. Estimated to the Board for Easements on April 5, 2022.

Item G2. Lot Split Development Permit, LS22-03, 400 Highway 412 West. Estimated to the Board for Easements on May 3, 2022.

Item G3. Lot Split Development Permit, LS22-04, 21500 Davidson Road. Estimated to the Board on May 3, 2022.

Item G4. Lot Split Development Permit, LS22-05, 3000 Block of South Elm Street. Estimated to the Board for Easements on May 3, 2022.

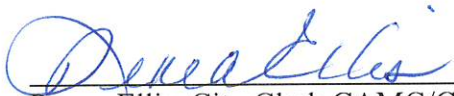
Item G5. Lot Line Adjustment Permit, LA22-01, 1303 Brashears Road and 3017 North Hico Street. Estimated to the Board for Easements on April 19, 2022.

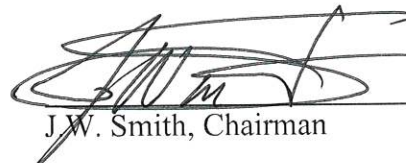
Item G6. Lot Consolidation Development Permit, LC22-04, 800 Block of East Central Street and 103 South Britt Street. Estimated to the Board for Easements on May 3, 2022.

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

(SEAL)

