

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS
May 9, 2023

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building on May 9, 2023.

The meeting was called to order by Chairman Smith.

Roll Call:

McKinney, Montgomery, Rennard, Salley, Smith, Song, Williams – 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 April 11, 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, SD23-07, 1800 to 1900 Block of Azlin Place. Rhoads previously briefed the item during the Board of Adjustment meeting. 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 unanimously. This item will go to the Board on June 6, 2023.

Item D2. Significant Development Permit, SD23-09, 1901 Azlin Place. Rhoads previously briefed the item during the Board of Adjustment meeting. 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 June 6, 2023.

Item D3. Significant Development Permit, SD23-06, 1611 Cheri Whitlock Drive. Thomas briefed the item. Staff recommended approval with conditions. Ron Homeyer, 701 South Mount Olive St; addressed the commission as engineer for the project and requested two of the five conditions be waived regarding sidewalk and drainage improvements. Moore addressed the commission and responded to the request to waive the two conditions (#2 & #3) and provided historical context. Following discussion by the commission, a motion was made by Montgomery to approve the request and seconded by Song. Motion passed by a 6-1 vote, with McKinney voting no due to concerns about the unresolved conditions disagreement. This item will go to the Planning Commission on June 6, 2023.

Item D4. Significant Development Permit, SD23-10, 2301 East Main Street. Thomas 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 Salley. Motion passed unanimously. This item will go to the Board on June 6, 2023.

Item D5. Significant Development Permit, SD23-11, 1993 East Highway 412. Rhoads briefed the item and pointed out a correction to the subject property address. Staff recommended approval with a condition. Willy Berchtold, 1993 East Highway 412; addressed the commission with concerns regarding drainage and driveway changes. Rhoads addressed the driveway concerns. Chris Stretz, 1704 S Sinclair Avenue; addressed the commission as representing the developer, UGDC. Moore addressed the drainage concerns. Following discussion by the commission, a motion was made by Rennard to approve the item and seconded by Montgomery. Motion passed unanimously. This item will go to the Board on June 6, 2023.

Item D6. Preliminary Plat Development Permit, PP23-02, 3100 Block of North Mt. Olive Street / 700 Block of West Pittsfield Street. Thomas briefed the item and pointed out a correction to the lot width measurement. Moore further briefed the item regarding traffic and drainage impacts. Staff recommended approval with conditions. John Guffey, 3030 North Mt Olive Street; addressed the commission with concerns about increasing drainage and traffic issues. Missy Morris, 1951 N Dogwood Street/2951 North Mt Olive Street; addressed the commission with concerns about small parcel sizes, screening, trash, and property value impacts. Marilyn Holliday, 2100 N Carl Street; addressed the commission with concerns about traffic, small parcel sizes, loss of existing vegetation, and drainage impacts. Jeff Sempek, 2203 N Carl Street; addressed the commission with concerns about increasing traffic, speeding, drainage, and ongoing flooding issues. Moore addressed the traffic and drainage issues. Ron Homeyer, 701 South Mount Olive St; addressed the commission as engineer for the project and responded to the traffic, drainage, and parcel size concerns. Following discussion by the commission, a motion was made by Montgomery to approve the request and seconded by Rennard. Motion passed unanimously. This item will go to the Board on June 6, 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 Salley and seconded by Williams 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
CHRIS SALLEY, VICE CHAIR

