

# Minutes of April 2017 Planning Commission Meeting - 04/03/17

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Date and time: 04/03/17 06:00 pm to: 04/03/17 07:00 pm  
Present: Meeting Secretary, Chairman Englebrecht, Commissioner Talbott,  
Commissioner Moffitt, Commissioner Webb, Commissioner Ramsey,  
tammywebb12@gmail.com  
Absent: Commissioner Stafford, Commissioner Davis, News, Mayor Blue  
Location: City of Little Flock City Hall

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## Topics

### 1. Call Meeting to Order @ 6:00 P.M.

The April 3, 2017 meeting of the City of Little Flock Planning Commission was held in the City of Little Flock City Hall and called to order by Chairman, Tracy Englebrecht.

### 2. Roll Call

Roll call was taken by Secretary, Ellen Leonard.  
Present were Keith Ramsey, Tracy Englebrecht, Luke Moffitt, Ray Webb, and Terry Talbott.  
Absent was Diane Stafford and Troy Davis.  
See attached sign in sheet for additional attendants.

### 3. Action on Minutes

**Decision** *A motion was made by Luke Moffitt to approve the minutes from the March 6, 2017 meeting of the Planning Commission.  
The motion was seconded by Keith Ramsey.  
The motion passed unanimously.*

### 4. Unfinished Business

There was no unfinished business.

### 5. New Business

#### 5-1. Property Line Adjustment - Kyle Miller - 4103 Highplains Drive

**Decision** Kyle Miller of 4103 Highplains Drive was present to explain the property line adjustment. He said that they came in a year ago for a lot line adjustment due to the fence. The fence that was built was not built in a straight line. A sliver of their property is behind my fence, so we are readjusting to property line to match the fence line. Luke Moffitt asked if they are moving the line by a few feet. Kyle Miller affirmed that this was correct stating the back corner will stay where it was and the front will be moved about 4 feet. Luke Moffitt said that it looks like the plots are 1.29 acres and 1.33 before the change and each will be 1.31 acres now which is still larger than the 1 acres minimum lot size.

Terry Talbott made a motion that we accept the property line adjustment as presented.

Ray Webb seconded the motion.

The motion passed unanimously.

## 5-2. Public Hearing - Master Street Plan

**Decision** Chairman, Tracy Englebrecht explained that the Master Street Plan has been hanging on the wall this past month for public view. Letters were sent out to the individuals that were present at the past hearings concerning this proposed plan. He also said that he met with several individuals for discussion during the hours that he set aside which were detailed in the letter and the website. The floor was opened for public comment. There was no public comments. Public comments were closed.

Luke Moffitt made a motion to approve the Master Street Plan as presented.

Terry Talbott seconded the motion.

The motion passed unanimously.


## 5-3. Public Hearing - Land Use Plan

**Decision** Chairman, Tracy Englebrecht moved on to the public hearing for the Land Use Plan. He opened the floor for public comments. Ryan Peterson of 2131 N. Woods Lane spoke. He appreciated the process that the group went through by having conversations with individuals and putting the maps out there for the people to see. " I appreciate the one on one conversations with us and taking the time to communicate about this," he said. David Montgomery of Montgomery Lane spoke. He said that he appreciated getting a letter and being able to come up here to talk to Tracy. "I'm pleased with the plan and just wanted to express that," David said. Tony Wagoner of Rustic Drive spoke. He said that he had been looking at some old planning maps and had a question that would probably be something for the City Attorney. He wondered if an Agriculturally zoned portion of property could be rezoned to an R-1, R-2, or R-3. Tracy Englebrecht asked if he had comments about the Land Use Plan and told Tony Wagoner that he would be happy to address his question after the meeting. Tony asked if the City Attorney was present. Tracy Englebrecht told him that the attorney was not here. Public comments were closed. Terry Tallbott made a motion to approve the Land Use Plan as presented. Keith Ramsey seconded the motion. The motion passed unanimously. Luke Moffitt thanked Tracy Englebrecht for putting this process together and handling it in the manner in which it was done. Other planning commissioners agreed and thanked Tracy.

## 6. Adjourn

**Decision** Terry Talbott made a motion to adjourn. Luke Moffitt seconded the motion. The motion passed. The meeting was adjourned.

**Decision** Respectfully Submitted,

  
Ellen Leonard, Secretary

  
Tracy Englebrecht, Chairman