

Minutes of June 2017 Planning Commission Meeting - 06/05/17

Date and time: 06/05/17 06:00 pm to: 06/05/17 07:00 pm
Present: Meeting Secretary, Secretary Leonard, Commissioner Davis, Commissioner Ramsey, Commissioner Talbott, Commissioner Stafford, Commissioner Moffitt, Commissioner Webb, Chairman Englebrecht, Council Member
Absent: News
Location: City of Little Flock City Hall

Topics

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

The June 5, 2017 meeting of the Planning Commission of the City of Little Flock was called to order by Chairman, Tracy Englebrecht.

Present were Tracy Englebrecht, Troy Davis, Terry Talbott, Ray Webb, Keith Ramsey, and Diane Stafford. Additional attendees are listed on the sign in sheet.

2. Roll Call

Roll call was taken by Secretary, Ellen Leonard.

Present were Tracy Englebrecht, Troy Davis, Terry Talbott, Ray Webb, Keith Ramsey, and Diane Stafford. Additional attendees are listed on the sign in sheet.

3. Action on Minutes

Decision *A motion was made by Luke Moffitt to approve the minutes as written.
The motion was seconded by Terry Talbott.
The motion passed unanimously.*

4. Unfinished Business

There was no unfinished business only a follow up statement made by Tracy Englebrecht that tiny houses fall under the camper ordinances.

5. New Business

5-1. Large Scale Development - Iglesia De Cristo - 2811 N. 26th Street
- Church Sanctuary

Decision Tina Ford, Project Manager for Bates and Associates, spoke on behalf of the Iglesia De Cristo church. Tracy Englebrecht asked if she had received the red lines on the survey since we only got the information today. She had not gotten that information. Troy Davis asked if the church had a conditional use to operate at this location. She replied that she did not know of any, Victor Martinez, owner, stated that they had been operating the church since 2002. He thought that he had done everything correctly. Later they had acquired the 2 parcels behind them. Troy Davis said that we are asking for a conditional use permit now, because the new development to the site. Also since there are several pieces of property, these need to be merged for building purposes so that there is no building across the property lines. A lot line adjustment application should also be completed combining the 3 tax parcels into one for the next meeting. The conditional use permit, the lot line adjustment, and the large scale development can all be addressed at the next meeting. Troy Davis asked if the Police or Fire Department had looked at this. They had not looked at this yet, Ellen Leonard replied. Tracy Englebrecht questioned their rights to improve 26th Street which is a private road and our rights to ask for those improvements. Further research would be necessary concerning this. Troy Davis made a motion to table this pending conditional use permit application and lot line adjustment and review of the city engineer's comments. Luke Moffitt seconded the motion. The motion passed unanimously.

5-2. Conditional Use Permit Review - Jackie Chesnutt -3949 Chesnutt Lane - Wedding Chapel Pavilion

Decision Jackie Chestnut was present to discuss the wedding chapel and pavilion. He explained that at one time they had a conditional use permit to operate, but due to a daughter living with them for several years, they did nothing with the business allowing their business license to lapse. Tracy Englebrecht explained that they were substantially expanding the pavilion which would increase the number of persons from the 25 people that was granted on the original conditional use permit. Tracy also asked about the amount of parking available now, Jackie Chesnutt stated that there was about 109 feet by 85 feet of parking on a gravel surface. Mr. Chesnutt asked what he needed to do. Troy Davis said that he needed to update and modify the original conditional use permit to meet with the current changes by sending out new letters to the neighbors alerting them of a public hearing next month. Tracy Englebrecht asked if there was a permit for the sign. Since there did not seem to be a sign permit, the sign would be incorporated into the conditional use application.

5-3. Preliminary Plat - Dale Hoofard - 3632 N 13th

Decision Dale Hoofard was present to discuss the preliminary plat on 3632 N. 13th Street. Troy Davis asked for a name of the subdivision. The subdivision is named "The Farms." Troy Davis then asked about having common driveways for the residents Dale Hoofard stated that the property owners would determine the placement of the driveways. Dale asked if there was anything that could be done about the trash receptacles that never moved from Burton Lane. Tracy Englebrecht said that there were no ordinances at this time enforcing this. Diane Stafford asked about the pond. "The pond will stay," was Dale Hoofard's reply. He is planning on tearing down the house and barn. Troy Davis said that the house looks closer than the 25 foot set back between lots 3 and 4. If it is, a variance would be required to allow the house to remain in place if the final plat is submitted before it has been removed. Curb and guttering road improvements would not apply since there are fewer than 2 homes per acre. Troy Davis made a motion to approve the preliminary plat with the stipulations that the project name be placed on the map, the measurement between the property lines on plat 3&4 be shown, and application fee of \$429 be paid. The motion was seconded by Ray Webb. The motion passed unanimously.

6. Discussion

6-1. July Meeting

The July meeting was originally scheduled on July 3rd. Due to the Independence Day holiday, it will be moved to July 10, 2017.

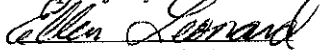
6-2. Woods Creek Subdivision - Manfred Psincher

There was nobody present to discuss this proposed subdivision. The drawing was passed around for the Commissioners to share. It was decided to adjourn the meeting and discuss this topic after the adjournment.

7. Adjourn

Decision Luke Moffitt made a motion to adjourn the meeting. The motion was seconded by Diane Stafford. The motion passed unanimously. The meeting was adjourned.

Respectfully Submitted,


Ellen Leonard, Secretary


Tracy Englebrecht, Chairman