

Planning Commission Minutes
June 26, 2017

- 1. ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Howard Carter
Jay Moore
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Matt Hutcherson

City Employees Present: Melissa McCarville, City Business Manager; Chris Dougherty – Engineer/McGoodwin, Williams, Yates

- 2. Approval of Minutes:** May 22, 2017 minutes were approved as written.

- 3. Comments from Citizens:** No comments by citizens.

4. Public Hearing

4A. Rezoning Request – 295-297 Kelli from R-2 to C-2, owner, Stewart Ong. Presented by Larry Grelle

Property in question suffered severe fire damage when a car hit the large gas main in front of this address. The owner wishes to have property rezoned. Currently it is a pre-existing, non-conforming use. The residence behind this address is a rental, also owned by Stewart Ong.

After further discussion, Mr. Grelle asked to have the request tabled. Motion was made by Toni Bahn and seconded by Bobby Wilson to table. Motion passed unanimously.

4B. Large Scale Development request for Taco Bell. Location –Property owned by Oakland Farms, LLC. Presented by Geoffrey Bates of Bates & Associates, Inc.

The land in question is located on Hwy 62 West between Casey's and Walmart and is located adjacent to Walmart property. There is another commercial property between this property and proposed Taco Bell. Also, a small piece of land to the south of proposed Taco Bell is not included.

The City had no comments and no citizens were present to comment.

Chris Dougherty, representing Chris Brackett, presented engineers' suggested list of conditions:

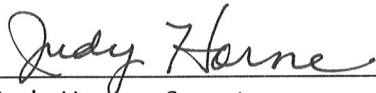
1. All work within the Arkansas Highway and Transit Department right-of-way must be reviewed and approved by the AHTD.
2. A completed Grading Permit Application and fee must be submitted prior to final acceptance of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.

3. After a final review set of plans and drainage report has been accepted by MWY the applicant should submit to MWY three (3) sets of full size plans and two (2) sets of half-size plans, and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

5. Public Hearing set concerning amendment of the City Zoning Ordinance

The proposed amendment will add a new zero-lot line residential zone (R-3). Jay Moore moved that a public hearing be set for the July 2017 Planning Commission meeting. Bobby Wilson seconded motion which passed unanimously.

6. Adjournment: Having no further business, motion was made, seconded, and passed to adjourn.



Judy Horne - Secretary



Robert Mann - Chair