

**City of Cave Springs, Arkansas**

**Planning Commission & Board of Zoning Adjustment Meeting**

**February 5, 2024 at 6:30 PM**

American Legion Building / 168 Glenwood Ave. Cave Springs, Ar. 72718

**Board of Zoning Adjustments Business**

Board of Zoning Adjustments Meeting was called to order by Chairman Jason Strecker.

**Members:**

Jason Strecker	Present
Fallon Henry	Present
Nancy Jay	Present
Mark Smittle	Absent
Tal Hudson	Present
Kayleigh Barnes	Present



**Approval of Agenda:**

Motion was made by Nancy Jay to approve the agenda as presented.

Motion was seconded by Fallon Henry and passed unanimously.

**New Business:**

Public Hearing- BZA2024-01: Variance for Simon and Yelena Lisun-237 Highfill Rd. Parcel #05-10369-000.

Per David Keck, Planning Director, applicant wishes to have the right of way adjacent to his property abandoned due to lack of use. Due to potential future use, this was not feasible at this point, so Variance was offered in place. Applicant wishes to change the 25-foot set back to 7-foot setback. Public comments open.

Simon Lisun stated his intention is to have space to put a garage on the property which he currently does not have room for with 25-foot setbacks.

Public comments closed.

Motion was made by Nancy Jay to approve the variance as requested for the 7-foots setback.

Motion was seconded by Kayleigh Barnes and passed unanimously.

**Adjournment:**

Motion was made by Fallon Henry to adjourn the Feburary 5, 2024 BZA meeting.

Motion was seconded by Nancy Jay and passed unanimously.

**Official Meeting:**

Planning Commission Meeting was called to order by Chairman Jason Strecker.

**Members:**

Jason Strecker	Present
Fallon Henry	Present
Nancy Jay	Present
Mark Smittle	Absent
Tal Hudson	Present
Kayleigh Barnes	Present

Planning Commission & BZA Approval:

Chair or Vice-Chair

Date

**Approval of Agenda:**

Motion was made by Fallon Henry to approve the agenda as presented.

Motion was seconded by Nancy Jay and passed unanimously.

**Approval of Meeting Minutes:**

Motion was made by Nancy Jay to approve the minutes as presented, for the January 2, 2023 meeting.

Motion was seconded by Fallon Henry and passed unanimously.

**New Business:**

SD2024-01: Preliminary Plat for HHC Homes LLC- 1499 W Wallis Rd. Per David Keck, at this point, the site layout has not changed. David stated that they would like to consider phasing it but would like to see it planned out ahead of time. Jason Strecker would like to see road alignments on the plat, as well as fire access and drainage, that all need to be apart of the initial phase. The representative from HHC Homes stated they plan for two or three phases, starting with the northeast quadrant to address drainage and provide a second access for fire. They are currently planning about 20 homes within the first phase, but this is still under discussion. The Planning Commission would like all the road improvements to Wallis and Rainbow Road to get done within the first phase, as well as wherever the access is cut. David Keck questioned the street names and HHC Homes representative stated the names on the plat do not reflect the final names. They plan to name roads after flowers. The Planning Commission stated they have a good plat, with contingencies, and stated that David Keck and Engineering can receive the preliminary plat to address without presenting again to the Planning Commission as long as there are not drastic changes to the layout.

Motion was made by Fallon Henry to approve the Preliminary Plat if all stipulations are met.

Motion was seconded by Nancy Jay and passed unanimously.

**Other Business:**

Wallis Road Storage: Per David Keck, the electric company cannot move the poles now or in the foreseeable future. He does not see impacting the development nor the landscaping. The Planning Commission said they want to maintain the aesthetics.

**Other Discussion:**

None.

**Adjournment:**

Motion was made by Fallon Henry to adjourn.

Motion was seconded by Nancy Jay and passed unanimously.

A handwritten signature in black ink, appearing to be 'WJS', is written over a horizontal line.

Submitted by: Madison Ellis  
Madison Ellis, City of Cave Springs

Approved by: [Signature]  
Jason Strecker, Planning Commission Chairman