

City of Cave Springs, Arkansas

Planning Commission & Board of Zoning Adjustment Meeting

October 2, 2023, at 6:30 PM

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

Board of Zoning Adjustments Business

Planning Commission BZA 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



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

Motion was seconded by Fallon Henry and passed unanimously.

Variance – Public Hearing – Semyon and Yelena Lisun – 237 Highfill Rd. – BZA2023-2

Request – Applicant is requesting a variance for the side building setbacks. The hardship is due to the platted city street on the eastern side that increases the setbacks to 25'. The applicant would like to decrease the side setbacks since the street is unused to create more buildable room on the lot. Due to the need for a septic system the total buildable area of the lot is greatly diminished when you factor in the larger setback requirements.

Property is zoned R-2.

Staff report was presented by David Keck, Planning Director. (Copy attached).

The applicant has stated that he is no longer interested in obtaining a variance for the property.

No further information has been received by the applicant.

Public hearing was opened.

No comments.

Public hearing closed.

Action by commissioners –

Motion was made by Nancy Jay to table the variance request.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Adjournment:

Motion was made by Fallon Henry to adjourn BZA meeting.

Motion was seconded by Nancy Jay and passed unanimously.

Handwritten initials "JS" in blue ink, enclosed within a hand-drawn circle.

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

Meeting Minutes –

Motion was made by Nancy Jay to table the approval of the August 7, 2023, and September 4, 2023, meeting minutes.

Motion was seconded by Fallon Henry and passed unanimously.

Lot Combination – Oelke Construction Company/Halff Associates – 1095 E. Lowell Ave – SD2023-05

Property is zoned C-2

Applicant is requesting a lot combination instead of previously approved lot line adjustment. The existing two parcels will be combined into one large tract with new easements in place for the newly proposed development.

Staff report was presented by David Keck, Planning Director. (Copy attached).

Motion was made by Fallon Henry to approve the lot combo.

Motion was seconded by Nancy Jay and passed unanimously.

Tract Split – Prime Pace, LLC/Odyssey Engineering – 200 Pace Lane – SD2023-11

Applicant is proposing to subdivide the property into three new tracts. One would be approximately 7 acres fronting highway 112. The other two parcels would front Pace Lane, with one being approximately 5 acres and encompassing the existing home and the other parcel being approximately 21 acres and encompassing the remainder of the undeveloped parent tract.

Staff report was presented by David Keck, Planning Director. (Copy attached).

Motion was made by Jason Strecker to approve the tract split contingent upon the following:

Gas easement identified or properly given on the to be created tract one.

Setbacks for all of the lots on plat.

Septic field for tract three

Clerical for should be highway 112 not highway 12.

Motion was seconded by Fallon Henry and passed unanimously.

PZD Mixed Use Development – Rodney and Kayleigh Barnes – 206 N. Main Street – RZ2023-07

Applicant is requesting to develop through a PZD two new commercial buildings. The development will consist of two new buildings capable of supporting commercial infill on the ground floors with room for multiple residences located above.

Property is zoned A-1



Staff report was presented by David Keck, Planning Director. (Copy attached).

Staff received a revised development document.

Amendments were reviewed.

Motion was made by Nancy Jay to approve the PZD as presented in final form and recommend to city council for approval.

Motion was seconded by Fallon Henry and passed unanimously.

Other Business:

None

Adjournment:

Motion was made by Fallon Henry to adjourn the October 2, 2023, meeting.

Motion was seconded by Nancy Jay and passed unanimously.

Submitted by: 
Grace Fielding, City of Cave Springs

Approved by: 
Jason Strecker, Planning Commission Chairman