

City of Cave Springs, Arkansas

Planning Commission & Board of Zoning Adjustment Meeting

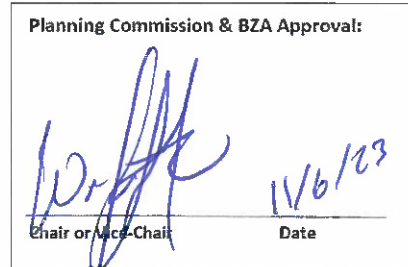
September 05, 2023, at 6:30 PM

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

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

**Members:**

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



Motion was made by Nancy Jay to amend the agenda striking #5 "Approval of the August 7, 2023, Meeting Minutes". Not submitted at this time.

Motion was seconded by Fallon Henry and passed unanimously.

**SD2023-10 – Lot Line Adjustment for Welshenbaugh Revocable Trust**

The property is located at the intersection of Colonel Meyers Road and Farrar Road.

Benton County, Arkansas. Parcel #'s 18-08307-006 and 18-08307-004.

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

Nancy Jay moved to approve the application as submitted.

Motion was seconded by Kayleigh Barnes and passed unanimously.

**RZ2023-06 – PZD/Rezoning for Osage Meadows, LLC**

The property is located at 975 and 925 N. Main Street.

Parcel #'s 05-10274-000 and 05-10285-000.

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

The applicant submitted a revised PZD document based on the comments from the August 21, 2023. Planning Work Session.

Changes to page 7 were discussed (ribbon curb and class).

Jason recommended outdoor uses be approved by planning commission. Added language needed and add Gas Station to list.

Dennis McGarrah (surrounding property owner) voiced the following concerns:

Types of businesses

Water drainage

Traffic

Jason Strecker addressed in detailed recap.

Discussion returned to PZD.

The following correction needed:

- Take out street names.
- Street section for alley – contingent upon engineering review for construction and drainage
- Add Gas Station and new language for outdoor staging to be approved by Planning Commission.

Motion was made by Jason Strecker to approve the PZD contingent upon the above revisions.

*(Signature)*

Motion was seconded by Nancy Jay and passed unanimously. Ready to go to the City Council for approval.

**SD2023-08 – Subdivision for Osage Meadows, LLC**

The property is located at 975 and 925 N. Main Street.

Parcel #'s 05-10274-000 and 05-10285-000.

Staff – no comments

City Engineer (Adam Osweiler) stated that the Preliminary Plat Plans are in place for the stage that they are in.

Motion was made by Nancy Jay to approve the Preliminary Plat with any contingencies based on engineering side be addressed.

Motion was seconded by Kayleigh Barnes and passed unanimously.

**RZ2023-07 Public Hearing – Rezone – Rodney and Kayleigh Barnes (Earthplan Design Alternatives – on behalf of the owners)**

The property is located at 260 N Main Street.

Parcel #'s 05-10145-000, 05-10144-000, and 05-10144-001.

Request to rezone approximately 1.36 acres from A-1 Agricultural, to PZD Planned Zoning Development.

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

Public comments open.

No comments.

Public hearing closed.

**RZ2023-07 – Rezone – Rodney and Kayleigh Barnes (Earthplan Design Alternatives – on behalf of the owners)**

The property is located at 260 N Main Street.

Parcel #'s 05-10145-000, 05-10144-000, and 05-10144-001.

Kayleigh Barnes recused herself from discussion.

Staff stated they need a site plan review.

Commissioners requested to be included in plan the following:

- Building materials need to be stated.
- Size requirements
- Landscaping plans with attachments
- Contingence statement for site that would be structured in a way that if things change during the site plan review that it would be less impactful and not grow in size. (Reference page 5 and add "C")
- Signage
- Name of Development
- Lighting
- Parking contingent upon what the highway department does.




After lengthy discussion it was decided that additional information needed to be submitted.  
Motion was made by Fallon Henry to table.  
Motion was seconded by Nancy Jay and passed unanimously.  
Kayleigh Barnes, recused herself in voting.

**Other Business:**

**Adjournment:**

Motion was made by Fallon Henry to adjourn the September 5, 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