

Cave Springs Planning Commission & Board of Zoning Adjustment Meeting

January 6, 2020 at 6:30 PM

American Legion Building

168 W. Glenwood Ave. Cave Springs, AR 72718

Official Meeting:

Meeting was called to order by Chairman Jason Strecker

Members:

Jason Strecker	Present
Fallon Henry	Present
Nancy Jay	Present
Landon Spurlock	Present
Mark Smittle	Present
Mahmoud Chitsazan	Present



Update of Terms and Members:

Position 1 - Term of three years – January 1, 2020 – December 31, 2022 – Jason Strecker

Position 2 – Term of three years - January 1, 2020 – December 31, 2022 – Fallon Henry

Election of Officers:

Chair – Jason Strecker

Vice Chair – Fallon Henry

Motion was made by Nancy Jay to elect Jason Strecker as Chair and Fallon Henry as Vice-Chair.

Motion was seconded by Mahmoud Chitsazan and passed unanimously.

Approval of December 3, 2019 Meeting Minutes:

Motion was made by Mark Smittle and seconded by Mahmoud Chitsazan to approve the meeting minutes.

Motion passed unanimously.

Cave Springs Planning Commission:

Request to move Old Business ahead of New Business

Motion to approve was made by Mahmoud Chitsazan.

Motion was seconded by Fallon Henry and passed unanimously.

Motion to Note Public Hearings on Agenda:

Motion to approve was made by Jason Strecker.

Motion was seconded by Nancy Jay and passed unanimously.

Public Hearing Items according to Agenda:

Schedule of Uses

Conditional Use Hearing for Karst Agreement

Home Occupation Definition Amendment Hearing

Conditional Use Permit Hearing for Cynthia Russell

Old Business:

- Home Occupation Definition Amendment Hearing:
Public hearing opened - no comments
Public hearing closed.
Motion was made by Fallon Henry to approve.
Motion was seconded by Nancy Jay and passed unanimously.
- Conditional Use Hearing for Karst Agreement:
Public hearing opened.
Some had questions regarding permitting large retail, auto repair, and auto sales.
Some were opposed to any commercial on East Lowell Avenue.
Public hearing closed.
Motion to approve Karst Ordinances and Amendments was made by Nancy Jay.
Motion was seconded by Fallon Henry and passed unanimously.
Recommendation for the following:
New ordinance for the amendment of existing zoning code (ord. 2016-16) appendix B: Schedule of Uses.
New ordinance to amend ordinance 2012-09 to allow for Karst CUP process.
New ordinance for the adoption of the entire drainage manual by reference.
New ordinance for the adoption of the Cave Springs Karst (CSK) regulations

Planning Commission & BZA Approval:

Chair or Vice-Chair

Date

New Business:

- Conditional Use Permit Hearing for Cynthia Russell Owner/Manager River Ridge Ranch, LLC
The Meadows Pet Resort
Lot 4 & 6 Woodruff Subdivision
Current zoning – C-2
Requesting a conditional use permit to allow for the construction of a Pet Resort. The facility would provide animal care services not currently available within Cave Springs.
Goal is to provide not only a safe and clean environment for the animals, but also to be a low impact asset for the citizens of the community.
Public hearing opened.
Some of the questions and concerns were as follows:
Fred Fryer – 210 Gleneagle Drive – Concerned with noise levels.
Pauline Chamberlin – 205 Gleneagle Drive – Concerned about traffic, noise levels, and runoff.
Danielle Delozier – 713 Gleneagle Drive – Opposes the Meadows Pet Resort.
Don Peters – 545 E. Lowell Ave. – Spoke in favor of the Meadows Pet Resort.
Kevin Fogarty – 209 Cascade Circle – Concerned with the impact on the local wildlife.
Josh Wheeler – 211 S. Gleneagle – Fears loss in home value and wanted a third party study.
Kurt Koch – 204 N. Gleneagle Drive – Concerns about study, bio detention pond traffic and noise.
Connie Eckart – 600 Gleneagle Court – Discussed traffic, coyotes, and fireworks.
Larry Reimer – 302 Hemming Circle – Voiced his concerns and was in opposition.
Angie Jones – 206 Melbourne Lane – Concerns about noise, staffing, traffic, property values, and studies.
Jessica Orlick – 212 Cascade Circle – Concerns about traffic safety.
Jessica Mayer – 618 Gleneagle – Concerns about traffic safety.
Nicole Ryner – 606 Bendelow – Opposes



Brett Hash – 1499 S. Main St. – Spoke in favor of the development.

Brett presented zoning history for the C-2 Commercial Zone, outside of and prior to Otter Creek Subdivision.

Robert Mayer – 618 Gleneagle – Proposed selling the property to Otter Creek for a Playground.

Josh Wheeler – 211 S. Gleneagle – Declared opposition.

Liz Hendricks – 939 E. Lowell Ave – Questioned DLI study, location, specifications, and operations.

Brennan Stoufflet – City Council Member – Expressed pleasure with turnout and participation in the process.

Joan Reynolds – 575 E Lowell Ave – Concerned about noise.

Debbie Ridley – 537 E. Lowell Ave – Concerns about traffic, noise, smell, and impact on well water.

Archie Reynolds – 575 E Lowell Ave. – Concerns about traffic, noise, and runoff.

Public hearing closed.

Back to session – Commissioners concerns and questions were as follows:

Operations, Layout, Capacity, Parking, Specifications, Wall Type, Landscape, and Berm

Motion was made by Mahmoud Chitsazan to table to the February 2020 meeting to review proposal, consider public comments, and consult current city ordinances.

Motion was seconded by Mark Smittle and passed unanimously.

Adjournment:

Motion was made by Fallon Henry to adjourn the January 6, 2020 Planning Commission meeting.

Motion was seconded by Mahmoud Chitsazan and passed unanimously.

Board of Zoning Adjustment (BZA):

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

Members:

Jason Strecker	Present
Fallon Henry	Present
Nancy Jay	Present
Landon Spurlock	Present
Mark Smittle	Present
Mahmoud Chitsazan	Present

Business:

- Variance –
Applicant – Chris Boyett
Location – 606 Millwood Way, Lot 83
Request – Requesting a 3 - foot variance for the construction of an in ground pool.
Public hearing opened – No comments
Public hearing closed.
Motion was made by Landon Spurlock to approve the 3' variance to construct a pool.
Motion was seconded by Mahmoud Chitsazan and passed unanimously.

Adjournment:

Motion was made by Fallon Henry to adjourn the Board of Zoning Adjustment 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