

Cave Springs Planning Commission & Board of Zoning Adjustment Meeting

January 4, 2021 at 6:30 PM

Virtual Meeting

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	Present
Tal Hudson	Present
Kayleigh Barnes	Present



Introduction of new members:

Tal Hudson – Position 3

Kayleigh Barnes - Position 4

Approval of Agenda:

Motion was made by Mark Smittle to accept the agenda as presented.

Motion was seconded by Nancy Jay.

Motion passed unanimously.

Approval of Meeting Minutes:

Motion was made by Fallon Henry to approve December 7, 2020 meeting minutes.

Motion was seconded by Nancy Jay.

Motion passed unanimously.

New Business:

Tract Split Request, The Pace Lane Family Trust Property-northeast corner of Roberts Road and Pace Lane, Parcel ID 18-09360-000, Cave Springs Planning Area

- Request to split the 7.17 acre +/- property into 3 lots.
 - i. Proposed Tract 1 (3.05 acres)
 - ii. Proposed Tract 2 (1.56 acres)
 - iii. Proposed Tract 3 (1.56 acres)

Tract Split Request, Edward and Alisa Pace Property-southeast corner of Roberts Road and Pace Lane, Parcel ID 18-09369-000, Cave Springs Planning Area

- Request to split the 6.69 acre +/- property into 3 lots.
 - i. Proposed Tract 1 (2.05 acres)
 - ii. Proposed Tract 2 (2.35 acres)
 - iii. Proposed Tract 3 (1.79 acres)

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

Staff report presented by Juliet Richey (copy attached).

Property is located in unincorporated Benton County – Cave Springs Planning Area.

Staff recommends approval of both proposed tract splits with the following conditions:

North Tract Split –

- a. Remove Note No. 10, as this is no longer applicable considering setbacks are now shown.
- b. Add notation stating how tracts will serve sewerage disposal (septic).
- c. Revise Note No. 16; Page 1 to read as follows – This property lies within unincorporated Benton County, but within the City of Cave Springs "Territorial Jurisdiction".
- d. Misspellings in Note No. 17 – revise the word tracks to tracts.

Southern Tract Split –

- a. Remove Note No. 10, as this is no longer applicable considering setbacks are now shown.
- b. Add notation stating how tracts will serve for sewerage disposal (septic).
- g. Revise Note No. 16; Page 1 to read as follows – This property lies within unincorporated Benton County, but within the City of Cave Springs "Territorial Jurisdiction".
- h. Misspellings in Note No. 17 – revise the word tracks to tracts.

Motion was made by Fallon Henry to approve both North and South Tract Splits with the conditions recommended by staff.

Motion was seconded by Nancy Jay.

Motion passed unanimously.

Old Business:

Previously Tabled Agenda items (below) have all been removed from the agenda at the request of the project applicants:

- PZD Rezoning request for Cave Springs Municipal Property Owners District No. 3 – 850 E. Lowell Ave. (New notification would need to go out)
- P4 Partners Ltd Rezoning Request (700 block of South Main Street; adjacent to the existing PaveCon Building Location), and
- Site Plan Approval Request for a (new) PaveCon Office Building and Related Improvements (New notification would need to go out for Rezoning) (No notifications needed for Site Plan)

Other Business:

Announcement – Planning Commission will be having a Special Meeting on January 19, 2021 at 6:30pm to hold a Public Hearing for the City of Cave Springs. Request will be for rezoning 2.85 +/- acres located at 142 Healing Springs Road from A-1 to C-1 for new Fire Station.

Announcement – Planning Commission to hold a duty refresher course and training session at the next Planning Commission Work Session.

Adjournment:

Motion was made by Fallon Henry to adjourn the January 4, 2021 Planning Commission meeting.


Motion was seconded by Nancy Jay and passed unanimously.

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	Present
Tal Hudson	Present
Kayleigh Barnes	Present

Planning Commission & BZA Approval:	
	1/27/21
Chair or Vice-Chair	Date

Approval of Agenda

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

Motion was seconded by Nancy Jay.


Motion passed unanimously.

Adjournment:

Motion was made by Fallon Henry to adjourn the January 4, 2021 Planning Commission BZA 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