

City of Cave Springs, Arkansas

Planning Commission and Board of Zoning Adjustment Meeting and Public Hearings

June 7, 2021 at 6:30 PM

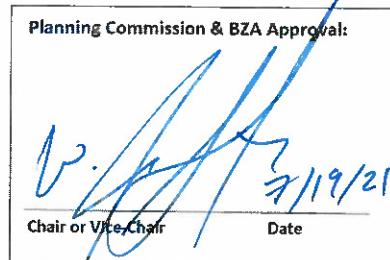
American Legion Building / 168 Glenwood Ave. Cave Springs, Ar. 72718

Board of Zoning Adjustments Business

Planning Commission BZA Meeting was called to order by Vice Chairperson Fallon Henry.

Members:

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



Approval of Agenda

Nancy Jay made a motion to amend agenda item # 3 "Approval of May 3, 2021 BZA Meeting Minutes" to "Approve the April 5, 2021 BZA Meeting Minutes" and to Table the May 3, 2021 BZA Meeting Minutes to the July Meeting.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Approval of Meeting Minutes:

Motion was made by Nancy Jay to approve the April 5, 2021 meeting minutes.

Motion was seconded by Kayleigh Barnes.

Motion passed unanimously.

Other Business:

None

Adjournment:

Motion was made by Nancy Jay to adjourn the June 7, 2021 BZA meeting.

Motion was seconded by Kayleigh Barnes and passed unanimously.

WSS

Official Meeting:

Planning Commission Meeting was called to order by Vice Chairperson Fallon Henry.

Members:

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



Approval of Agenda:

Nancy Jay made a motion to amend agenda item # 4 "Approval of May 3, 2021 Planning Commission Meeting Minutes" to "Approve the April 5, 2021 Planning Commission Meeting Minutes" and to Table the May 3, 2021 Planning Commission Meeting Minutes to the July Meeting.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Approval of Meeting Minutes:

Motion was made by Nancy Jay to approve the April 5, 2021 meeting minutes.

Motion was seconded by Kayleigh Barnes.

Motion passed unanimously.

Tract Split: Lot Line Adjustment – Lance and Lori Bond 599 S. Main

The applicant request to adjust an adjoining property line between two tracts of land and creation of a less-and-except area.

The tracts subject to this request are located along the west side of Arkansas Highway 112 – South Main Street, with one of the tracts (05-10208-001 @ 9.94 acres) improved and addressed as is addressed as 599 South Main Street., located approximately ¼ mile south of the Arkansas Highway 264 – E. Lowell Ave. intersection.

The property also includes Benton County Parcel 05-10208-003, at approximately 47.85 acres.

Staff report presented by Juliet Richey. (Copy attached).

Staff recommended 10 items be addressed prior to approving the proposed tract split.

Staff will discuss the 10 items with the applicant and surveyor. (Copy of 10 items attached).

Motion was made by Nancy Jay to table Lot Line Adjustment.

Motion was seconded by Mark Smittle and passed unanimously.

Preliminary Plat: Better Remodeling, LLC, via Julio Molano – ESI c/o Daniel Lazenby – 308 E. Johnson Ave. (item tabled from April 5, 2021 and May 3, 2021)

The applicant request to create three (3) new tracts from an existing tract, total of four (4) tracts; request for public ROW vacation; public infrastructure extension, and other required improvements to support redevelopment per code requirements.

The site is located at the northwest corner of East Johnson Ave. and 3rd Street, approximately ¼ miles east of the North Main Street / Highway 112 intersection.

The property consist of Benton County Parcel # 05-10479-000.

Staff report presented by Juliet Richey. (Copy attached).

Staff recommended the item be tabled until a formal resubmittal is received, and the ROW vacations are pursued by the applicant. (Copy of staff report is attached).

Motion was made by Fallon Henry to table item per staff recommendations and applicant's request.
Motion was seconded by Nancy Jay and passed unanimously.

Conditional Use Permit: Pinkie Up, LLC – Black Howler Brewery – 269 and 365 Lowell Ave. – Microbrewery and Taproom (Public Hearing was held April 5, 2021; item was tabled from April 5, 2021 and May 5, 2021)

The applicant request is to allow property to be used for a Micro-Brewery and Taproom.

The property is located on the southwest side of the intersection at Lowell Ave. (Highway 264) and 3rd Street.

Staff report presented by Juliet Richey. (Copy attached).

Kimberly Kuenzel stated the following:

All old structures have been removed.

Awaiting sewer recommendations – working with city engineer, Daniel Barnes

Commissioner's questions and applicant's answers were as follows:

Q - Hours of operations?

A - Closing time will never exceed 10:00 pm, plans are 2:00 pm to 10:00 pm but might open earlier on Saturdays.

Q – How many staff members?

A – 3 to 4

Q – How many guest?

A – Up to 70

Q – How many parking spaces?

A – 27 – to promote car pooling

Staff stated that most issues will be submitted at Site Plan – possibly to be submitted in August.

Motion was made by Nancy Jay to approve with staff recommendations and addition of hours of operations to conditional use permit.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Final Plat – Fairway Valley Phase 3 – Hash Properties, LLC c/o Bret Hash

Property location – along the west side of Arkansas Highway 112 (N. Main Street), at the intersection with West Brown Road and is bounded by Osage Creek (floodplain) along the western edge. To the south of the site is an existing recreational vehicle park. To the north, phase 2 of the subject project is nearing build-out of its platted, single family residential lots.

The property consist of Benton County Parcels 05-12294-000 (14.34 acres +/-); and 05-10213-002 (10.55 acres +/-).

Project area – 24.9 acres +/-

Staff report presented by Juliet Richey. (Copy attached).

Staff recommended that the final plat be tabled due to multiple outstanding issues.

Applicant requested a contingent approval tonight.

Commissioners were concerned with a contingent approval due to the list of contingent items being too detailed.

After lengthy discussion – applicant is to get with city engineer and staff to move forward with final plat.

Motion was made by Fallon Henry to table final plat to the next meeting.

Motion was seconded by Nancy Jay and passed unanimously.



Other Business:

None

Adjournment:

Motion was made by Fallon Henry to adjourn the June 7, 2021 Planning Commission meeting.
Motion was seconded by Kayleigh Barnes and passed unanimously.

Submitted by: 

Grace Fielding, City of Cave Springs

Approved by: 

Jason Strecker, Planning Commission Chairman