

**City of Cave Springs, Arkansas**

**Planning Commission & Board of Zoning Adjustment Meeting**

**August 7, 2023 at 6:30 PM**

American Legion Building, 168 Glenwood Ave, Cave Springs, AR 72718

**Board of Zoning Adjustments Business**

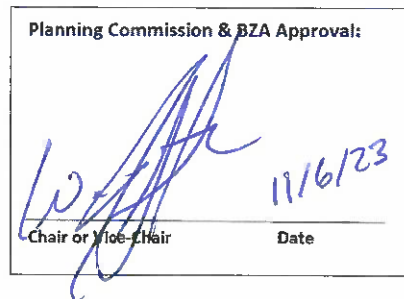
No Business

**Official Meeting:**

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

**Members:**

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



**Approval of Agenda:**

Motion was made by Tal Hudson to approve the agenda.

Motion was seconded by Fallon Henry and passed unanimously.

**Approval of Meeting Minutes:**

Motion was made by Tal Hudson to approve the July 6, 2023 meeting minutes as presented.

Motion was seconded by Fallon Henry and passed unanimously.

**SD2023-09 – Lot Line Adjustment for Matthew James**

The property is located at 385 Bright St.

Parcel #05-10127-004.

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

Per David, work is being done to clarify the access easement and some discrepancies on previous plats.

The Surveyor has been notified about the issues and is working to clarify.

Motion was made by Fallon Henry to approve.

Motion was seconded by Mark Smittle and passed unanimously.

**RZ #2023-06 – PZD/Rezoning for Osage Meadows, LLC**

The property is located at 975 & 925 N Main St.

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

Request – Applicant is requesting PZD to be allowed to subdivide and develop the property with combined Commercial and Residential occupancies. Commercial is proposed out adjacent to the highway frontage with residential behind it to the West. Some of the features include zero lot line residential parcels, and a large greenspace/park located in the floodplain and existing wetlands.

Property is not shown to be in any Karst vulnerability zones, but it is located within a mapped floodplain.

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

In prior meetings a public hearing was held.

Commissioners, in prior meeting had some concerns regarding definitions of the schedule of uses in the commercial areas. I.E., how is an accessory structure defined; how is an automotive shop defined.

Development plans dated August 1, 2023, were reviewed and lengthy discussion was held. (Copy attached) Several changes were requested.

Motion was made by Fallon Henry to table item.

Motion was seconded by Tal Hudson and passed unanimously.

#### **SD2023-08 – Subdivision for Osage Meadows**

The property is located at 975 & 925 N Main St.

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

Discussion was held with PZD/Rezoning.

Motion was made by Fallon Henry to table item.

Motion was seconded by Tal Hudson and passed unanimously.

#### **Site Development Plan – Oelke Construction Company**

The property is located at 1095 E. Lowell Ave.

Parcel #'s 05-12298-000 and 05-12298-001.

The site plan amendments are still needed, per staff.

Fire truck accessibility was discussed.

Per Jason, there is no action to take, as this is just an update.

#### **Adjournment:**

Motion was made by Fallon Henry to adjourn.

Motion was seconded by Mark Smittle and passed unanimously.

Submitted by:   
Tammy Shook, City of Cave Springs

Approved by:   
Jason Strecker, Planning Commission Chairman