

City of Cave Springs, Arkansas
Planning Commission & Board of Zoning Adjustment Meeting

December 5, 2022 at 6:30 PM

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

Board of Zoning Adjustments Business

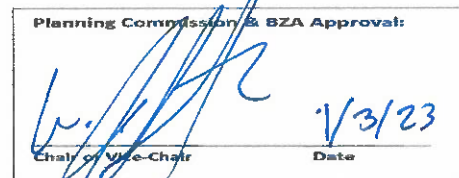
No business

Official Meeting:

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

Members:

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



Approval of Agenda:

Amendment was made to add Pledge of Allegiance to Agenda.

Motion was made by Jason Strecker to amend the agenda to include the Pledge of Allegiance.

Motion was seconded by Nancy Jay and passed unanimously.

Approval of Meeting Minutes:

Motion was made by Nancy Jay to approve, as presented, the meeting minutes from November 7, 2022.

Motion was seconded by Fallon Henry and passed unanimously.

SD #2022-21: 1499 S Main St - Property Owner - Hash Properties - Applicant - Nicco Bersi.
The Creeks RV Park Expansion – Site Development Plans for the proposed RV expansion.

Request – Expansion of RV Park.

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

WS

Per Staff, there is no new information from Engineering or Staff. This is still under review process and still working on the resubmittal for tract split that was done with the rezoning. The actual Site Plan Review has not been finalized yet. Engineer Adam Osweiler says review has begun, however, he would like to meet with the applicant to discuss water, sewer and storm and get more details. Will meet in the next week or two to get it resolved and finish out the engineering review process.

Per Jason Strecker, this is still in early stages of review of the project and is not ready to be reviewed by the Planning Commission at this point.

No action is required.

Administratively Tabled.

SD #2022-20: 1110 S Main St - Property Owner – Jeff Patterson - Applicant – David Gilbert, PE – Plymouth Engineering.

Site Development Plans for the proposed RV Park and Commercial Development.

Request – RV Park and Commercial Development.

Applicant is proposing to construct a 32 space RV park and a 7,200 Square Ft commercial building. Exact usage of the building is yet to be determined but will likely be a general retail store. The existing home on the property is proposed to remain and the existing garage is proposed to be turned into a lavatory facility for the RV park. Applicant is not proposing any major road improvements as the majority of this is adjacent to Hwy 112. Applicant is proposing to use a septic tank for sewer services for the development, with connections to the City's forced main along Hwy 112. A detention pond on the Southeast side is proposed per the plans.

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

Per Staff, Engineering got a preliminary review done on this (attached to work packet). At this point, nothing has changed from the Planning Commission's review at December Work Session.

Planning did identify the following items that need to be addressed:

1. No sidewalk shown along Hwy 112
2. Screening is not shown between this development and adjacent parcels
3. No site lighting is proposed
4. Where is the detention pond dumping and is it going to adversely affect Doral Dr across the street?
5. Verify with Fire Department that one access is adequate per Fire Code
6. A lot combination is needed for this to become one lot/project
7. Parcel 05-12340-000 is shown to have a different owner per Benton County records, and will need clarification
8. How is this development going to be affected by the future Hwy 112 improvements; will the detention pond be adequate if the Hwy Department takes part of it?

Per Adam Osweiler from McClelland Engineering, more clarification is needed, and details provided on items such as storm water quality and storm water detention infrastructure. He would like to see some sewer calculations, retaining wall details etc. They will continue to work with the project engineer on these comments to answer any questions they have throughout the process.

Nancy Jay still has concerns about the retention pond issue with the changes that are coming with the Hwy 112 reconfiguration. She also stated that there hasn't been any discussion about what the Future Land Use says for this parcel.

Jason Strecker recapped, saying we have the Future Land Use map that is a "guide". If things move into there or go to be rezoned, that would give us guidance on how that works. But if you have subject properties that have already been rezoned, then those don't change based on the FLU map. Per Jason, to David Gilbert, we will leave this to Staff to finish up commentary and working out some of the fine details with you and we should see this in front of us on 1/3/23.

No action is required at this time.

Administratively Tabled.

Proposed New Planning and Development Department Schedule and Application Deadline for 2023.

Motion was made by Mark Smittle to adopt the schedule for 2023. Motion was seconded by Fallon Henry.

Motion passed unanimously.

Other Business:

None

Adjournment:

Motion was made by Nancy Jay to adjourn the December 5, 2022, Planning Commission meeting.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Submitted by: 
Tammy Shook, City of Cave Springs

Approved by: 
Jason Strecker, Planning Commission Chairman