

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

January 3, 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
Kayleigh Barnes	Present
Nancy Jay	Present
Mark Smittle	Present
Tal Hudson	Present

Planning Commission & BZA Approval:	
	1/16/23
Chair or Vice Chair	Date

Approval of Agenda:

Motion was made by Nancy Jay to approve the agenda as presented.

Motion was seconded by Fallon Henry and passed unanimously.

Approval of Meeting Minutes:

Motion was made by Nancy Jay to approve the meeting minutes from December 5, 2022.

Motion was seconded by Fallon Henry and passed unanimously.

New Business:

None

Old Business:

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.

This follows an approved lot line adjustment and rezoning.

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

Staff Comments:

- A. Fire suppression and Water/Sewer – Requested changes have been noted on the plan set.
- B. Storm Water – Still waiting on drainage report numbers to compare to the previous plat.
- C. Plan Set – Still waiting on a landscape plan for the project.
- D. Staff is finalizing submittal and comments – City Staff and MCE have had a predevelopment meeting with Mr. Bersi and their engineer. The development group has addressed a lot of the review comment items. It is understood and agreed that an additional lot line adjustment will most likely be needed before finalization of this project to keep the development on one parcel.

Staff Recommendation: If, by the meeting, the developers have satisfied all the City's and MCE's major concerns, then Staff recommends approval with the conditions that any outstanding items are addressed.

Motion was made by Jason Strecker to approve, conditionally, that if any impacts change, based on drainage reports, that have a significant change to the way it is now, that it will come back before the Planning Commission. Otherwise, it can be done administratively once conditions have been met as it goes through Engineering and Staff review.

Fallon Henry recused herself since she will be working on the project.

Motion was seconded by Nancy Jay and passed unanimously.

SD #2022-16: 3168 Ozark Acres Dr - Property Owner – Dancing Rabbit, LLC - Applicant – Jose Rios, Bates & Associates - Lot Line Adjustment.

Request – Applicant is requesting a lot line adjustment in place of the existing preliminary plat to add an additional 50' access strip to connect the main body of the property to Ozark Acres Dr. The access to the existing house will remain. The proposed street crosses over the Developed lot 9 of the Ozark Acres Subdivision.

This is a lot line adjustment to get a sufficient access strip in place to allow for future development.

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

There was much discussion about whether this can be done, as there is an HOA/POA involved within the Ozark Acres Subdivision. At this time, it is unclear how the HOA/POA is written and as of this meeting, no one has been able to find record of it at the County.

John Strickland and Larry Woolard, residents of Ozark Acres, advised that they would provide HOA/POA paperwork regarding covenants to the Commission so there can be more discussion at the 1/17/2023 PC Work Session.

Staff has spoken with the City Attorney about the comments concerning the possible HOA/POA and they advised that it is ultimately a civil issue and that it needs to be addressed, but ultimately is not in the City's purview.

Motion was made by Jason Strecker to table for the next 30 days until the next meeting/Public Hearing, which will be February 6, looking for more supporting evidence for their HOA, that might paint a better picture.


Motion to table was seconded by Fallon Henry and passed unanimously.

Other Business: Per David Keck, work will continue on large-scale subdivision and zoning codes, etc.



Adjournment:

Motion was made by Fallon Henry to adjourn the January 3, 2023, Planning Commission meeting.
Motion was seconded by Nancy Jay and passed unanimously.

Submitted by: 
Tammy Shook, City of Cave Springs

Approved by: 
Jason Strecker, Planning Commission Chairman