

**City of Cave Springs, Arkansas**

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

**March 6, 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	Present
Mark Smittle	Present
Tal Hudson	Present
Kayleigh Barnes	Present

Planning Commission & BZA Approval:	
	4/3/23
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 Mark Smittle to approve the February 6, 2023 meeting minutes.

Motion was seconded by Nancy Jay and passed unanimously.

**Old Business:**

None

**New Business:**

**Highfill Rd Street Abandonment – 237 Highfill Ave – Simon Lison – Parcel #05-10369-000**

Request – Applicant is requesting to vacate part of existing right of way on an unused city street, adjacent to Illinois River Watershed property. This borders his property's eastern boundary line, approximately 124 feet. This would account for roughly .14 acres and if closed, half would go to the Partnership and the other half would go to Mr. Lison. This is a full 50' street right of way so each party would get approximately 25' added to their property. The reason for the abandonment is to provide sufficient area to add a garage to the existing property, with the 25' setbacks from the vacant right of way it would be extremely difficult.

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

Per David, there are no major changes from the Work Session.

Staff Recommendation: Staff does not feel that completely vacating the right of way would be for the best benefit of the City and we would need to keep some sort of easement or rights to that area for future water connection and other utility needs. A Public Hearing was set for March 28<sup>th</sup> at the City Council meeting.

Jason Strecker stated the following: As was discussed at the Work Session, there is a strong indication from the Planning Commission that we don't believe that the street will be developed, however, some things that were discussed are connectivity to the Trail System access, also for utilities easements, etc., that we wouldn't want to forego complete vacation. If it was vacated, or a portion of it vacated, it would match Highfill Street, in terms of width, which is 30' so it wouldn't be complete vacation and it would have some congruency to the adjacent street (Highfill). The other option is they could use a Zoning Adjustment and modify setbacks on the property because it's technically a corner lot. There are 2 paths (modifying an adjustment versus the City giving property away). For us to be clear, ours would be a recommendation to the City Council of some action to take.

Motion was made by Jason Strecker to make recommendation to City Council to A) If to proceed with vacation, that the vacation of the remaining portion of that street match Highfill, so it would vacate 20' rather than 25' OR B) For the applicant to pursue a Variance through Board of Zoning Adjustments.

Motion was seconded by Nancy Jay. Recommendation approved unanimously.

#### **Pavecon – Partial Site Development Final - 720 S Main St - P4 Partners – Ben Shankle**

Request – Applicant is requesting to split the Site Plan into 2 phases so that the part to the south of the new road, "Grading Ln", can be finalized and the building occupied. This would all be located on the 05-10204-004 parcel.

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

Staff Comments: It is Staff's understanding that the site development plan was approved as one large project, encompassing both areas on the North and South sides of Grading Ln. City Staff and MCE have performed a site inspection for the proposed Phase A along with a final walk through of the plat and City improvements. We feel that the Applicant has addressed the items on the plat final inspection satisfactorily and will be moving forward with the close out of it.

Staff Recommendation: Given that the plat items are completed and the more complete nature of the site on the South of Grading Ln, Staff feels that it would be beneficial to split it off into Phase A to let that building be occupied and the other buildings to the North of Grading Ln be brought before the Planning Commission to be finalized as Phase B.

Motion was made by Fallon Henry to approve phasing. "Phase A" for what's been constructed, to add clarity.

Motion was seconded by Kayleigh Barnes and was passed unanimously.

#### **Other Business:**

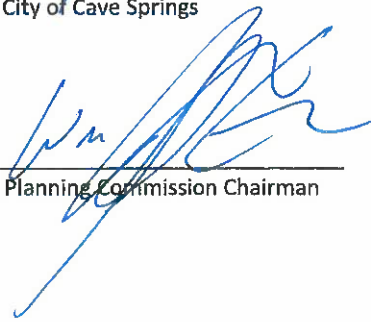
None

#### **Adjournment:**

Motion was made by Nancy Jay to adjourn.

Motion was seconded by Fallon Henry and passed unanimously.

Submitted by:   
Tammy Shook, City of Cave Springs

Approved by:   
Jason Strecker, Planning Commission Chairman