

**CITY OF LONOKE
PLANNING AND ZONING COMMISSION
July 18, 2016**

The Planning and Zoning Commission met in regular session on July 18, 2016 at 6:30 p.m. with the following members present:

Wayne McGee	Karen Dill (absent)
Kelly Rather	Lesley Hill (absent)
Pat Howell	Michael Florence (absent)
Marcia Chaney	
Ryan Biles	

Regina Ibbotson
Rick Breshears – Building Inspector
James Walden – Planning Consultant

Guests present: Ariel Hunter, Steve Finch, Stephanie Hackney, Brandi Cordell, Richard Gautney, Jason Dorsey, Jacob Chaffin, and AMB Contractors

A quorum was present. (5 of 8 in attendance)

Ryan Biles called the regular meeting to order:

A public comment time was opened to allow Ariel Hunter to address the commission and tell of the struggles that she is trying to overcome with running a Residential Daycare. Her home daycare, while not required to be permitted, is licensed with the State to keep up to 16 children, but can only care for 5 children because of a change in zoning regulations in the R-1 district in 2011. She is asking for the commission to consider a change in the code to allow her to keep up to 10 children in her home.

James Walden told the commission that there are two options at this point. (1) Change the code to allow Residential Home Daycare in R-1 with a restriction that allows for up to 10 children if DHS licensing requirements are met, or (2) Change the regulation to allow for a conditional use permit for a Licensed Child Care Family Home in R-1 as it already exists in R-2, R-3 and R-MH. He will draft some language and email it to the PC members to be discussed and a public hearing will be set for the August 15, 2016 meeting.

The purpose of this meeting was:

Items A & B Review Large Scale Development Plan Application and Building Permit application for Lonoke First Assembly of God Church: Ryan Biles relinquished the Chair as discussion on this project began. Kelly Rather assumed the position as Chair. James Walden handed out an LSD Staff report

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concerning this project. Questions/Comments consisted of: (1) Determination of whether Navajo Trail would be extended in the future. The consensus was that the extension was not platted and is not shown on the Master Street Plan. Should this be done in the future, a ROW would have to be obtained. (2) Address the comment from the State Fire Marshall regarding a hydrant being within 100 feet of the building. It was reported that the church is working with the local Fire Dept and the State to try to determine if this additional hydrant is needed. If so, they will install it. A contingency will be noted on the building permit application that this item must be resolved before the C/O will be issued. (3) Will the traffic pattern be modified with the addition of the new parking to the north? There is a greeting team that addresses parking on Sundays as needed. Marcia Chaney made the motion to approve the LSD with no contingencies. Kelly Rather seconded the motion. Motion carried by voice vote unanimously. Marcia Chaney made the motion to approve the building permit application with the fire hydrant contingency being addressed prior to the C/O being issued. Kelly Rather seconded the motion. Motion carried by unanimous voice vote.

Item C. Craftsman Construction – Single Family Residence at 660 Fish Hatchery Road – Marcia Chaney made the motion to approve the building permit. Ryan Biles seconded the motion. Motion carried unanimously by voice vote.

Item D. Fence Permit for Chance Floerschinger – There was a question regarding a fence permit for Chance Floerschinger in McGee Meadows. He is purchasing an additional lot behind his and wanted to fence in a portion of the additional lot. After the PC looked at the plat provided, it was decided that the lot could be fenced in if the new fence extended no farther South than the fences of the homes on either side

Meeting was adjourned at 8:00 p.m.