



MINUTES

Planning Commission Meeting

6:00 PM - Thursday, August 11, 2022

Board Chambers, 133 Convention Boulevard

Invocation

Led by Commissioner LeDante Walker.

Pledge of Allegiance

Led by Commissioner Bart Stafford

Call to Order

Vice Chairman Ramick called the meeting to order at 6:00 p.m.

Roll Call

Roll Call of the Planning Commission Members:

Present: Commissioner Ledante Walker, Alternate #1 Bill Lemond, Vice Chairman Rick Ramick, Commissioner Brian Gherki, Commissioner Bart Stafford, Commissioner Lori Erickson, and Commissioner Brad Greenway

Not Present: Commissioner Hilarie Dzianott, Chairman Karie Hobby, Alternate #2 Corey Scott, and Alternate #3 Janice M. Davis

Present But Not Seated: None

Consider Previous Minutes

Adoption of Minutes

Moved by Bart Stafford, seconded by Lori Erickson, to approve the July 14, 2022 minutes as presented.

Carried unanimously

Approval of Agenda

Moved by Brad Greenway, seconded by Bart Stafford, to approve the meeting's agenda as presented.

Carried unanimously

Consent Agenda

Staff: Director Sellman presents the consent agenda.

1. **MISC-22-206 - Infrastructure completion bond extension request to complete the required paving of the secondary emergency access road in the Cottages at Bayshore development.**

Conditions:

1) Provide ongoing dust and particulate mitigation until the road is improved and construction is complete to prevent dust and debris impacting the surrounding neighborhood.

2) Compliance with all previous conditions of approval.

2. **CU-22-217 Conditional Use request for a minor amendment to the Oaklawn conditional use plan for incorporation of the Highland Street property to house a material storage facility.**

Conditions:

1) The development site shall be constructed/developed in strict accordance with the approved site plan including, but not limited to, location of buildings, drives, parking, landscaping and utilities; and

2) This approval encompasses only what is illustrated on the Site Plan as shown and any additional development and/or future phases will require the submission of separate application and approval; and

3) All construction and construction activity are to be accomplished in strict accordance with Development Plan and all approval conditions and with the minimum standards, codes, rules, regulations and policies as may now or hereafter be required or enacted by the City of Hot Springs, the State of Arkansas, and /or the United States of America, including the Arkansas Fire Prevention Code, whether or not submitted for staff review or Planning Commission approval; and

4) All exterior illumination shall be fully downcast and fully shielded and retain all illumination on the subject property; and

5) All required permits will be in hand for Stormwater, Engineering, and Building prior to any work beginning; and

6) Engineering requires:

a. A 12' traffic lane (pavement), 2' curb and gutter, and 5' sidewalk along Highland Street shown on plans at time of building permit application.

b. A 3' grass buffer between back of curb and face of sidewalk is preferred.

c. Call Engineering for inspection of form work prior to concrete pour.

Moved by Lori Erickson, seconded by Bart Stafford, to approve items one and two with staff report findings and recommendations.
Carried unanimously

New Business

No Items


Directors Report

Staff: Director Sellman presents report - Development Code update process.

Discussion: Commissioners and Director Sellman

Adjournment

Moved by Bart Stafford, seconded by Rick Ramick, to adjourn the August 11, 2022 meeting.
Carried unanimously



Karie Hobby, Chairman of Planning
Commission