



City of Brookland, Arkansas Planning and Zoning Commission

Planning & Zoning Commission Meeting:

Date and Time of Meeting: **April 4, 2023**

Type of Meeting: **Regular**

Called to order at 7 PM by Chairman Gary Hill

Commissioners Present/Roll Call: Samantha Sparks, Lachelle Sipes, Sonny Crain, Attorney Kevin Orr, Chairman Gary Hill, Martin Crain, and City Clerk Julie Thomas.

Absent: John Garrett

Previous meeting minutes:

Motion by: Sonny Crain

Second by: Lachelle Sipes

To: Approve the meeting minutes dated March 7, 2023, as written

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

Agenda:

1. Wayne Koekemoer – 92 N. Bernis-variance on side street set back:

Mr. Koekemoer was not present during the time this item was ready to be addressed so the commission voted to move this item further down the agenda.

Motion by: Samantha Sparks

Second by: Lachelle Sipes

To: Move this item to the end of the agenda/later in the meeting.

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

2. McDonald's – Site Application:

Members who spoke to represent McDonald's: Matthew Korte & Margaret Grissom (Langan Engineering), and Amy Switzer (McDonald's). Shawn Dacus, Brookland City Inspector, advised the commission that the McDonald's site application/plan has been reviewed by the city engineer, who determined that the information submitted for the development is in order. Julie Thomas and Lachelle Sipes asked about 3 proposed entrances onto the property from Oak Street, School Street, and HWY 49. Matthew Korte summarized the proposed site plan. Attorney Kevin Orr asked about zoning for the property located south of this site, which is C-2.

Motion by: Martin Crain

Second by: Sonny Crain

To: Approve the site application for McDonald's

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

- 3. Jeremy Bevill - 301 Stevens Street- preliminary subdivision plans; City Engineer's comments:**
Shawn Dacus advised the Planning Commission that the city's engineer had submitted questions (through him) to the developer of the subdivision. At the time of the meeting, Dacus indicated that he had not heard back from the developer or received any updates, however, he will notify the commission as soon as something is received.
- 4. Bobby Williams – regarding setbacks on platted lots of record:**
Mr. Williams was not present to discuss this issue.

****Public Hearing****

No one from the public was present to speak in opposition of this issue or question the variance application.

- 5. Wayne Koekemoer – 92 N. Bernis-variance on side street setback:**
Koekemoer is requesting a variance of 2 ft. on the side street setback for his property in order to build a single-family home. Per Shawn Dacus, Koekemoer has met all the requirements for requesting a variance. Attorney Kevin Orr questioned the condition warranting the need for a variance. Koekemoer mentioned the difficulty in finding an appropriately sized building plan to fit that specific property. Orr asked about the impact of this request on existing dwellings along that street, along with the possibility of imposing physical harm to others, to existing property, any violation of current fire and safety codes, any issues with traffic congestion, and any possible harm towards the value of current structures. Per Shawn Dacus, this request follows the current zoning code and will not impose harm, violate any codes, nor decrease the value of current structures in the immediate area.

Motion by: Sonny Crain

Second by: Martin Crain

To: Approve the variance request of 2 ft. on 92 N. Bernis Street

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

- 6. Mayor Kenneth Jones – Planning & Zoning Workshop (zoom meeting) at City Hall, April 19, 9 am – 3 pm:**
The meeting will be hosted by Arkansas Municipal League and Garver Engineering.

Gary Hill asked for a motion to adjourn the meeting.

Motion by: Martin Crain

Second by: Samantha Sparks

To: Adjourn the meeting

For: 5 Against: 0 Motion: Passed 5-0

Meeting adjourned at: 7:31 PM