

Lonoke Planning and Zoning
Meeting Minutes
March 16, 2020

Note: These minutes are taken from an audio recording of the meeting. Exact attendees are unknown. From the recording, attendees were:

Karen Dill
Kelly Rather
Jim Bailey
Bill Coley
Jim Von Tungeln

The public hearing for the conditional use permit for the Lonoke School District was called to order by Karen Dill. Duane Peckat was in attendance, representing the school district. A public hearing was held for the public raise any concerns about a temporary modular building to be put in for the medical clinic until the Carver campus is completed. The building is to be located on the south side of the school's property between the safe room and bus yard. There was no one from the public in attendance. Karen Dill asked if anyone had any questions regarding the temporary building being located on the property. There were no questions or comments. Karen Dill closed the public hearing.

The regular meeting was called to order by Karen Dill. The commission reviewed the conditional use permit application for the Lonoke School District's temporary building. The temporary building will be in place for 3 – 18 months. It was determined that the time limit will start from the time the building is ready for occupancy. Duane Peckat stated that he would let us know when the building is ready for occupancy. The building will be located on the southeast side of the property, close to the drive coming from Palm St, to the back-parking lot of the old gym. This is the same location as a previous temporary building that was there when the new school was being build. No CO is required since the building is moved on to the lot in move-in condition. Jim Kelly did state that the building has to meet fire codes and be inspected by the fire marshal. It also has to be underpinned. Because it is a temporary building, the axle and tongue do not have to be removed. Kelly Rather made a motion to approve the conditional use permit. Jim Bailey 2nd the motion and it passes unopposed.

Next on the agenda was Kelly Rather with a question regarding a lot he wanted to purchase on Dismukes. Kelly stated that the UDC states that only one structure per parcel. A question was raised as to whether it stated lot or parcel. This property is not platted and is probably metes and bounds. Kelly Rather is thinking that he needs to divide the property into different parcels so that he can put more than one duplex on the acre of land. He wants to put 6 duplexes on the property, but will only be able to put 5. R-2 does allow for duplexes but multi-family would have to be conditional. Kelly would have to get a conditional use permit for 2 four-plexes. The lot size requirement is 7,500 square feet plus an additional 1,500 square feet for over 3 units. So a 4-plex would require 10,500. Also, the duplexes would have to face the street and it would have to be paved. Karen Dill asked if the acre of land is in one parcel and R-2 allows for duplexes, why would it need to be divided into separate parcels. JVT says it would be considered one lot and there could only be one structure allowed. Karen Dill stated that more research would have to be done and that we would not be able to come to any conclusions that night.

Any other discussion: Jim Bailey asked if the Grumpy Rabbit would have to come before the P&Z commission for a building permit. A building permit will have to be applied for, but the commission does not review remodel permits. No other discussion. Kelly Rather made a motion to adjourn. Kim Bailey 2nd. Meeting was adjourned by Karen Dill.