

Lonoke Planning and Zoning  
Meeting Minutes  
July 20, 2020

Attendees:

Karen Dill  
Kelly Rather  
Nick Polk  
Bill Coley  
Mike Jones

Absent:

Shane Eoff  
Jim Bailey

Karen Dill called the meeting to order at 6:31 PM.

Karen asked for the members to review the minutes from March, May and July.

No discussion.

Kelly Rather made a motion to approve all 3 minutes and Nick Polk 2<sup>nd</sup>.

Motion passed.

Karen announced that Critt Co Cable could be next since they had a representative present. Permit for a Fiber Optic Cabinet for Ritter Communications. Discussion on exact location and discovered it will be located behind Sonic close to the pond where Terminix is located or was previously located.

Karen asked who would be the one to sign the permit since it says owner. Employee from Critt Co stated it was left blank to make sure it was all going to be approved and he would get with Daniel the next day to work out the owner signing the permit. Employee also stated there was a recent deed transfer and announced the instrument # was 2020-07-095 filed on 07/07/2020.

No additional questions or discussion.

Nick Polk made a motion to approve the permit and Kelly Rather 2<sup>nd</sup>. Motion passed.

Karen stated the Presbyterian Church was next. She had received an updated survey that was not included in our packet. Dan made copies for everyone. The property lines have not changed. Karen stated there were additional requirements to be met before we can approve. Karen suggested we discuss the checklist since they were still missing several items. Karen stated all the lots should be renamed Lot 11. Jim Von Tungeln suggested it be renamed Lot 11 or Lot 11R. Kelly then asked if this is in the commission's realm to go thru the checklist or should this be a job by a city employee. Kelly suggested that whoever the contact person is for this project should come in and speak to Dan and go over all the items we need for approval since there were a few. Karen stated we did the same thing for the school last month and Jim Von Tungeln stated it was only one thing they still needed, and this project still had quite a few items. Karen then asked if there was a motion to table this until the city can

communicate with Suzette Elmore which is the realtor representing the church. Nick made the motion to table and Mike Jones 2<sup>nd</sup>. Motion tabled.

Karen announced that Rather Rentals was next. Kelly Rather first recused himself from any of the voting. Kelly stated there was a couple of changes to the packet. The address on the permit should reflect 916, 918, 932 and 934 Dismukes only. Kelly also asked for the plot plan showing 5 duplexes should also be removed. That plan was taken out of the packet before it was submitted and it should only be 2 duplexes the board is voting on. Kelly then also asked the commission about the easement that was included in the packet. Kelly explained that when Mr. Lucas was developing the Mallard Point subdivision there was a water line put on the property and a forced main sewer line. There was no easement recorded at that point. Karen stated she thinks it should come from Kelly since he is the owner and he is granting the property to the city. Kelly questioned if he is granting the property to the city or was it done previously when the line was put in place. Kelly then said he has not purchased the property yet. He is waiting on this to be approved and he has had many setbacks with the survey. Kelly also stated the sewer line that is there is over 20 feet into the property and he has had to change his original placement of the duplexes. Jim Von Tungeln stated he thinks Kelly needs to sign the easement and the city should file it with the clerk's office. Karen stated she did not think we could approve a building permit if Kelly is not the land owner yet. Kelly stated the deed will be transferred and the easement filed before any work starts on the property. Kelly was not going to buy the property if this was not approved. Nick Polk made the motion to approve the building permit and that Kelly will need to have the property transferred and the easement filed before any building takes place on the property. Bill Coley 2<sup>nd</sup> and the motion passed.

Nick Polk made a motion to adjourn at 7:15 PM and Kelly Rather 2<sup>nd</sup>.  
Meeting adjourned.