

## City of Lonoke Planning and Zoning Meeting Minutes

09/21/2020

### Members present:

Karen Dill  
Kelly Rather  
Nick Polk  
Bill Coley  
Jim Bailey  
Mike Jones

### Members not present:

1 vacant seat

Karen called the meeting to order at 6:30. Karen called roll first.

Karen presented the minutes from previous meetings. No questions. Kelly made the motion to approve the minutes and Nick 2<sup>nd</sup>. Motion passed.

Brandon Waddell approached the podium to make a public comment. Brandon explained he applied for a building permit for a pole barn on 07/06/2020. It was an all metal, wood frame shop building. He stated that Jim Kelley came out on 07/08/2020 and told his contractor to proceed on and signed off on the building permit. Brandon had all necessary documentation in for the permit. After they started building and were close to being done, Dan Sallinger came out and gave an order that Brandon could not continue to use the building. Dan would not give Brandon the Certificate of Occupancy and Brandon is not even supposed to walk into the building. Brandon then found out that the building is less than 10 foot from his house and if that is the case, it must have a 1-hour fire rating. Brandon stated he has done many hours of research on this and it appears that the 1-hour fire rating has been put in place for businesses that have shared walls. Such as a strip center that houses a daycare in one of the spaces. Brandon has also been researching Universal Laboratories (UL), which handles the testing on a lot of fire rating. This is driven by the intent of use. Brandon's is a Type F1, which houses athletic equipment. All of Brandon's gym equipment is kept in the building. In F1, AR state fire code is not required. He also purchased special paint from Master Flame. You apply this paint to all the wood beams closest to the house and it takes on the same fire rating as the other materials. Brandon also consulted with Brad Shelton that owns Flame Tek. He does fire testing for airplanes and aviation. Brad stated that he cannot give an official test due to his contracts, but he did state that at 2,800 degrees, it should only melt the paint. Brandon also stated that his building is 30 foot in length and the maximum for the fire rating is 200 foot, so he is well below that. Brandon also had his insurance agent from All State come out and they have insured the building and contents and had no issues with the building. Brandon also has spoken to 2 different architects about this and neither saw any issues. Brandon also read a text message he received from Jim Kelley that stated he did not see any issues with the wall or what you have done, but I need to make sure if I sign off on it there's no repercussions on me for signing it. Brandon stated that he was not sure who Jim was referring to and asked Dan and Mayor Reed both if he were referring to them and they both said no. Discussion

continued and questions from the planning commission to Brandon, Dan and Mayor Reed. Brandon also stated he had the State Fire Marshal come out and he sent Brandon an email stating that he saw no issues with the building. Brandon stated he had already sent this to Dan and Mayor Reed. After more discussion the planning commission asked Dan if he had enough proof that Brandon's building has a 1-hour fire rating since it was placed within 10 foot of his residence. Dan finally said yes after being asked several times. Planning commission also witnessed Brandon giving Dan all the necessary documents to approve this and grant him a CO. Brandon thanked everyone and made his exit.

Karen then moved on to the recommendation from Jim Von Tungeln on areas of the General Plan that need to be considered for revision. JVT approached the podium and spoke briefly about needing to think about Lonoke in the future. What policies guide Lonoke over the next 10 to 15 years. Come up with ideas, share concerns. He even mentioned maybe a training session for the planning commission. This will help set a policy for the city.

Dan then gave an update on permits he has approved in the last week. A sign for the Grumpy Rabbit and also an accessory building somewhere in town. He stated he has some more permits pending. He also said he wants us to focus on alternative power. He had a handout with some info on it and wanted all the commission members to take one on their way out. He also said he is getting calls on inspections from different contractors than what should be calling him.

Karen then adjourned the meeting at 7:40.