

Lonoke Planning and Zoning Commission Meeting  
June 17, 2019 Minutes

Attendance: Jim Bailey  
Kelly Rather  
Marsha Chaney  
Shane Eoff  
Karen Dill  
Jimmy Von Tungeln – Consultant  
Mayor Trae Reed

Marsha Chaney called the meeting to order.

Minutes from May 20, 2019 were approved with Kelly Rather motioning, and Jim Bailey 2nding.

New Business:

Final Plat Approval for Oak Land Development – Danny Whitehurst discussed with the commission the items that need to be completed before the final plat of Eagle Estates can be approved. Marsha Chaney stated that it should be possible to call a special meeting of the commission once all requirements are completed to approve the final plat. All commission members agreed to the special meeting. No date was set at that time.

Jennifer Davis, co-owner of 504 Center St, Lonoke, AKA Tobacco Superstore, requested acceptance of her building permit without review to halt the penalties against them for the violation of the nuisance ordinance. The commission accepted, contingent on review by the city staff and planning commission. The commission agreed to a special meeting to approve the permit, if that was the case.

Other discussion was held regarding fences. Kelly Rather brought up the question of building permits and fences. Kenneth and Melanie Watkins were in attendance. Kelly has been helping the Watkins put up and new fence and it had been brought to his and the Watkins attention that any time a new fence is erected, there has to be a permit, even if there was an existing fence in the same place. The Watkins completed the permit and it was rejected because the fence was being placed within an easement. There was discussion regarding the issue of putting a fence in an easement. Mayor Reed stated that it cost taxpayer dollars when a fence has to be removed by the city to access property inside a fenced easement. People also don't want to give up 6 feet of their property for their neighbors to use. The Lonoke UDC states that no building be erected over an easement. Kelly cited the definition of "building" per the UDC as, Any structure including a roof supported by walls, designed or intended for the support, enclosure, shelter, or protection of ....., Mayor Reed cited the definition of "Structure or Building" being anything constructed or erected, that of which requires a fixed location on the ground or attached to something having a fixed location on the ground. No conclusions were made, and Mayor Reed explained that the commission needed to clarify this issue.

Motion to adjourn was made by Kelly Rather and 2<sup>nd</sup> by Jim Bailey. Marsha Chaney adjourned the meeting.