LONOKE PLANNING and ZONING COMMISSION

MEETING MINUTES

November 15, 2021

PC Members:

Karen Dill - Chairperson

Jim Bailey – Vice Chairperson

Bill Coley – Secretary

Mike Jones

Ryan Biles

Staff/Guests:

Comm Dev Director Jeremy Gosdin

Advisor Jim Von Tungeln

Mayor Trae Reed

**Public Hearing:**

Called to order at 6:00pm

* Comments and concerns for proposed new UDC Fence Regulations
* Comments and concerns over Re-zoning (Replat) of Lonoke Community Center property
* Comments and concerns over variance for fence/solar array placement at Lonoke Community Center

No members of the public were present for discussion.

Public hearing was closed at 6:06pm

**Board of Adjustments:**

Called to order at 6:07pm

Variance application for a 6’ fence in the front yard of the Lonoke Community Center property instead of the 4’ allowed was read and discussed. The fence would allow for security around the solar array. Also included in the application is to allow for a portion of the proposed solar array to be located in the front of the principal structure. At this time, because the solar array is considered an accessory structure, it is currently not allowed.

Ryan Biles made a motion to approve the variance. Jim Bailey 2nd the motion. The vote was unanimous to approve the variance.

Board of Adjustments was closed at 6:19pm

**Planning and Zoning Meeting:**

Called to order at 6:20pm

1. Approve minutes from September 20, 2021 meeting. Ryan Biles motioned to approve. Jim Bailey 2nd. Unanimous vote to approve.
2. Plan/Application Review of 504 N. Center Street in the Center St Overlay District. This property’s building permit had recently expired and circumstances required a new permit application. Architect for the project, Terry Burris, spoke regarding the plans for the property. Ryan Biles motions that the application be approved contingent on the Fire Marshall approval and final approval from Jeremy Gosdin. Mike Jones 2nd the motion and was approved by the commission unanimously.
3. Application for Replat/Rezone for the city of Lonoke Community Center property. The Community Center was on 2 lots. The 2 lots needed to be combined to one lot for placement purposes of the solar array. Jim Bailey made a motion to combine the lots. Ryan Biles 2nd the motion. Motion passed unanimously.
4. Application for Variance for fence/solar array at the Lonoke Community Center property. This item was discussed and voted to approve the application through the Board of Adjustments hearing earlier in the evening.
5. Approval of Proposed UDC Fence Regulations. Jeremy Gosdin discussed making changes to the fence regulations. 4.15.10 in the UDC outlines current fence regulations. Jeremy proposed adding a list of approved and prohibited materials along with a provision of a case-by-case basis. Ryan Biles motioned to approve the changes and Jim Bailey 2nd. Vote was unanimous to approve and will be sent to the City Council for approval.

III. Other Business

1. Continued Discussion of the General Plan. Ryan discussed the downtown area. He and Jeremy Gosdin are discussing proposed downtown regulations.

Information: List of open Permit Applications – Certificate of Occupancy was issued for Thomas Circle Duplexes

Meeting Adjourned at 7:30

Next meeting will be held December 20, 2021 at 6:00pm