

MINUTES
PLANNING COMMISSION
BETHEL HEIGHTS CITY HALL
MAY 20, 2019 @ 7:00 p.m.

The Bethel Heights Planning Commission met in a regular scheduled meeting in the Bethel Heights City Hall. Chairman Sam Black called the meeting to order at 7:03 p.m.

ROLL CALL: The following members answered the roll call: Jimmy Scott, Jim Swanson, Ken Buchheit, Scotty Person, and Sam Black were present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVE AGENDA: Member Buchheit motioned to approve the agenda. Member Scott seconded the motion. Motion passed without dissent.

APPROVE MINUTES: April 15, 2019. Member Scott motioned to approve the minutes of April 15, 2019. Member Swanson seconded the motion. Motion passed without dissent.

PUBLIC FORUM: Loneta Blevins stated that she thought a food truck was to be on the agenda. Mr. Black stated that the application was submitted but all of the steps for a conditional use wasn't completed and that when a complete application has been submitted, they would be placed on the agenda.

CURRENT BUSINESS:

OLD BUSINESS:

1. **Topsoil Removal:** Member Buchheit questioned if Chairman Black had gotten any information about topsoil being removed. Chairman Black stated he spoke to the city attorney and was told that topsoil removal from a property isn't allowed, however you can't do anything about it. Chairman Black stated that the grading permit should be issued at the necessary time.

Call to Order

Roll Call

Pledge

Agenda

Motion to Approve
Motion Passed

Minutes

Motion to Approve
Motion Passed

Public Forum

Loneta Blevins

Current Business

Old Business

Topsoil Removal

NEW BUSINESS:

1. Large Scale Development: Las Fajitas Parking Lot

Extension: Member Buchheit questioned the reason for the difference in curb height. Mr. Niehues stated that it is acting as a detention pond. Mr. Niehues stated that the curb height difference is 6 inches to a foot in height. Mr. Scott questioned how close the parking lot is to the fencing business. Chairman Black stated that it is within the setbacks. Member Buchheit motioned to approve the large scale development for the parking lot. Member Person seconded the motion. Chairman Black called the roll and the following votes were recorded: Scott- yes, Swanson- yes, Buchheit- yes, Person- yes, and Black- yes. Motion passed.

2. Future Land Use Map: Chairman Black stated that the Kendrick property needs to be removed. Member Scott questioned Graham Road access from 71 Business when the 412 Bypass comes thru. Mayor Black stated that Graham and Hatcher roads are proposed by the State to be a dead end. Chairman Black stated that the Kendrick property has been zoned industrial in Springdale. Members discussed the uses and zonings that border Springdale. Member Scott questioned the B-1 area along Apple Blossom and why it didn't go from property line to property line. The B-1 zoning was adjusted to the property line. Members discussed the R-2 zoning along Morris Avenue and decided to change it to R-1 zoning. Members discussed the realignment along Hwy 265 access and the zoning along the highway. Members straighten the industrial zoning to the current property line. Member Person asked about the B-2 next to the Lexington Subdivision. Chairman Black stated that had been requested years ago. Members discussed the zoning along Oak Street across from Chantel Subdivision. Members stated that the B-2 needed to be corrected and leave the remaining B-1.

ADJOURN MEETING: Member Person moved to adjourn. Member Buchheit seconded the motion. Motion passed. Meeting adjourned at 7:46.

APPROVED: 
Chairman

ATTEST: 
Secretary

New Business

Large Scale Development:
Las Fajitas Parking Lot

Motion to Approve

Motion Passed

Future Land Use Map

Adjourn

Motion to Adjourn
Motion Passed