

**Brookland Planning Commission
Public Hearing
April 3, 2017**

Meeting was called to order at 6:43 pm.

Commissioners present: Tim Hudson, Christina Ballard, Tara Reed, Steve Phillips.

Absent were Linda Anderson Reece and Jerry Blair.

There were no public comments.

Steve Phillips made a motion to approve rezoning Hayes and School Street from R-1 to R-3 , to reflect current structures. Tara Reed seconded the motion.

Motion passed unanimously.

Steve Phillips made a motion to adjourn. Tim Hudson seconded the motion.

Motion passed unanimously.

Meeting adjourned at 6:45 pm

**Brookland Planning Commission
Regular Meeting
April 3, 2017**

Meeting was called to order at 7:00 pm by Chairwoman Christina Ballard.

Commissioners present: Tim Hudson, Christina Ballard, Tara Reed, Steve Phillips and Linda Anderson Reece. Absent was Jerry Blair.

Tim Hudson made a motion to accept March 2017 Planning Commission minutes as written. Steve Phillips seconded the motion. Motion passed unanimously.

Old Business

Steve Phillips made a motion to approve rezoning Hayes and School Street from R-1 to R-3 ,(amended 5/1/17 to R-1 to RMH) to reflect current structures. Tara Reed seconded the motion. Motion passed unanimously.

New Business

1. Whispering Hills Subdivision

Jim Gulley provided these updates: permits have been granted from ADEQ, site drainage issues are being communicated with Jason McDonald and remedied, fire hydrant placement, which falls under the jurisdiction of the Arkansas State Fire Code, is being finalized with Chief Beck ,and sewer and utility permits from the Arkansas Department of Health are still being reviewed.

2. No site plans were provided for Look What I Can Do Learning Center office and Rocky Gilley's commercial building project on Hwy 49. No action was taken.

3. Mary Bradley Langston requested information about putting in a hair salon in an accessory building. The residence in question is zoned R-1 and home occupations are allowed. According to Section 10.08.0 an accessory structure may be utilized with the approval of the Board of Adjustment. As per page 66 of 73, Home Occupations expressly prohibit beauty parlors , the Planning Commission has requested a review to expand the current definition.

4. Brett Baugh and Dylan McAlister of McAlister Engineering presented a site plan for 7411 Hwy 49. These actions were requested: hydrology reports and full site plans sent to the Jason MacDonald, utility and fire protection plans provided, annotation on the site plans for fencing, parking and the fronts of all buildings to conform to the Hwy 49 Overlay District. No action was taken as to allow these to be fulfilled and to allow James Walden and Jason MacDonald sufficient time to fully review any plans.

Steve Phillips made a motion to adjourn. Tara Reed seconded the motion. Motion passed unanimously.

Meeting adjourned at 7:47 pm