

MAPC Meeting May 5^h, 2026

1. Call to order

2. Roll Call

Present (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Mitch Johnson, Stephanie Nelson

Absent (2): Kevin Bailey, Monroe Pointer

3. Approval of minutes

MIN-26:032 MINUTES April 14th, 2026 MAPC

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that the minutes be approved, the motion was PASSED with the following vote:

Aye (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer

4. Preliminary Subdivisions

PP-26-05 **Preliminary Subdivision: Fountain Square Park**

The applicant John Easley is requesting an approval of the Preliminary Subdivision at Fountain Square Park.

Lonnie Roberts (Chair): Do we have the proponent for this item?

John Easley (Proponent): John Easley with Associated Engineering on behalf of Northeast Arkansas Area on Agency. We're asking for preliminary approval on the Fountain Square Park. The old Malco Theater Park and the old Fountain Square Park, seven lots with new right-of-way, we submitted the plans, the subdivision plans, the water and sewer plans. We've also had a traffic study done. We've met with Engineering last week. The recommendation was a traffic light and re-alignment of the intersection. We've talked. That's out of the city's budget and sure, out of the

East Arkansas budget. So, we've talked about solutions and alternatives. East Arkansas is going to put in a designated right turn lane. On the south side of Highland Dr and Bernard Street. We all know it's a bad intersection but just not much we can do with it.

Lonnie Roberts: Anik, do you have staff comments?

Anik Goula (Senior Planner): Yes, sir. The site meets all the requirements for preliminary subdivision approval, and the preliminary plan complex with the purposes, standards, and criteria for subdivision design and site protection, setbacks and minimum square footage requirements are properly depicted by the applicant as required.

Lonnie Roberts: Commissioners have any questions for the city staff or applicant?

Jeff Steiling (Commission): I have a question, is one of these existing buildings on these properties already or is it not on one of these properties?

John Easley: They've torn down all the buildings.

Jeff Steiling: There's one on the south end that's still there.

John Easley: The one that's on the south and the old Fountain Square? That's the East Arkansas Office. The new office will be in the southeast corner, lot 7 down on Grant Street.

Lonnie Roberts: But does it sit on one of these lots right now?

John Easley: Right now, they're building on, The property's been re-platted into one lot or a minor plat for one lot. At the southeast corner is where the new office is going. As part of this process, we'll dedicate a lot to them through the record plat. That answer your question?

Jeff Steiling: What I'm trying to figure out is where this actually sits on that lot over there and I was referencing the existing building that still remains.

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Lonnie Roberts: Are they going to tear down the building that's still there?

John Easley: Once the new office is complete, they will.

Lonnie Roberts: Right. Any other questions?

Dennis Zolper (Commission): Zolper, make a motion to approve the preliminary plat as submitted.

Lonnie Roberts: I have a motion to approve do I hear a second?

Jim Little (Commission): Little, second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer

6. Conditional Use

7. Rezonings

8. Miscellaneous Items

9. Staff Comments

10. Adjournment

Meeting was adjourned.