



City of Jonesboro

900 West Monroe,
Jonesboro, AR 72401
<http://www.jonesboro.org/>

Meeting Minutes - Final Metropolitan Area Planning Commission

Wednesday, February 10, 2010

5:30 PM

900 West Monroe

1. Call to order

2. Roll Call

Present 8 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher; Jerry Halsey Jr. and Ron Kelton

Absent 1 - John White

2. ELECTION OF CITY OF JONESBORO MAPC OFFICERS FOR CALENDAR YEAR 2010

POSITIONS: MAPC Chair & Vice Chair

Nominations: To elect Mr. Lonnie Roberts as MAPC Vice-Chair and Mr. Jerry Halsey as MAPC Chair.

A motion was made by Ron Kelton, seconded by Brian Dover, that the 2010 Election of Officers be Approved. The motion CARRIED by the following vote:

Aye: 5 - Ken Collins; Margaret Norris; Joe Tomlinson; Brian Dover and Ron Kelton

Absent: 2 - Paul Hoelscher and John White

Abstain: 2 - Lonnie Roberts Jr. and Jerry Halsey Jr.

3. Approval of minutes

Approval of the Minutes for the MAPC Meeting, January 12, 2010.

A motion was made by Ken Collins, seconded by Margaret Norris, that this Minutes be Approved. The motion CARRIED by the following vote:

Aye: 6 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover and Ron Kelton

Absent: 2 - Paul Hoelscher and John White

4. Preliminary Subdivisions

4. PP10-01: Ritter Centre Commercial Subdivision

George Hamman of Civilogic on behalf of Paul Waits, President of Ritter Communications request MAPC approval of a Preliminary Subdivision. Preliminary Subdivision, 7.43 acres, located on Browns Lane, northwest of the intersection of Windover Rd.

Mr. George Hamman, Civilogic presented. We had a work session or meeting last week with some of you. One concern was that during the construction of the Ritter office building that the primary access be to the west of the site as opposed from Browns Lane and we have no problem with that. Cross access easements to serve lots 1 & 2 to minimize the number of curb-cuts along Browns Lane; we have no problem with that. On lot 1 we will position the drive as far south on Brown's Lane, as possible to avoid conflict with Ecumenical Dr. And lot 2 will have its access directly from the new street, rather than from Browns Lane. We will call the new street on the west, Mayfield Drive.

Staff: Mr. Spriggs stated. Mr. Hamman has explained the concerns from the work session; and added the concerns from CWL (10ft. utility easement on the North side of Ritter Way). Engineering had no additional comments other than what is listed in the conditions in the staff report. Mr. Spriggs asked about the sidewalks along Browns Lane; Mr. Hamman stated that he will check with his client. Craig Light stated that maintenance is the main concern from Engineering. Mr. Spriggs stated that the City is working on a Sidewalk Master Plan, and policy will be brought forth later.

Mr. Tomlinson stated that it would be better if we wait until we get all of our sidewalks regulations in place first so we can be consistent every time.

Mr. Kelton asked if there is a bus stop on Browns Lane. Mr. Spriggs stated there is a shelter on Race St.

Mr. Tomlinson made a motion to approve with the stipulations as proposed by Staff.

1. CWL stipulated that a utility easement be provided 10'+ on each side of the right of way of Panneck-Hill Way and Mayfield Drive.

2. The drive access to Lot 1 shall be located as far south as possible.

3. That a cross access ingress/egress easement be provided for lots 1 and 2.

A motion was made by Joe Tomlinson, seconded by Ken Collins, that this Subdivision be Approved. The motion CARRIED by the following vote:

Aye: 6 - Ken Collins; Margaret Norris; Joe Tomlinson; Brian Dover; Paul Hoelscher and Ron Kelton

Absent: 1 - John White

Abstain: 1 - Lonnie Roberts Jr.

5. Final Subdivisions

5. MINOR SUBDIVISION REPLAT

Haywood, Kenward, Bare & Associates request MAPC consideration of a minor replat of Tuck's Culberhouse Addition, located at 3307 S. Culberhouse (northwest) of the intersection of Fox Run Drive and South Culberhouse Road

Item withdrawn by applicant.

6. Conditional Use

CU 10-01 Roach Family Home Daycare- Conditional Use Application

Junior & Susie Roach, request a Conditional Use Approval for a family home day care to care for 10 children within the R-1 zoning located at 1405 Arrowhead Farm Rd., Jonesboro, AR

Mr. Junior Roach, We want to renew our daycare. We have 20 plus years of experience in the same location. We decided we wanted to slow down. Three years ago we let our licensed expired. We have been keeping kids off and on for the last 3 years. We have been there since 1966. We were grandfathered in before the annexation. He presented photographs.

Mr. Spriggs explained that the Conditional Use is allowed in the R-1 District. The difference here is that they are asking for 10 children which is above the 8 allowed. The State controls the number of kids based on square footage of the occupied space. We have listed a number of conditions dealing with the certification from the State requirements, and that all necessary inspections be coordinated, and the requirement for a fenced-in play area.

Mr. Roberts asked what the property size is? Mr. Roach stated 1.5 acres. Mr. Roach added, we have had a license for 16 and had no problems.

Have any of your neighbors complained? Had everyone to sign and everything is fine. Are you in agreement for the conditions? Mr. Roach stated he would prefer 16 children.

Mr. Collins asked about commercial daycare and the zoning of the area. There is not commercial in the area except for nonconforming uses near Culberhouse. But there are is primarily R-1 Residential.

Mr. Kelton stated that we will be rewriting the code. This will be a substantial change. Mr. Spriggs stated that we would be setting a precedent. Mr. Lonnie Roberts stated he spoke to one of the neighbors and they didn't object and did not know there was a daycare there. Mr. Roach stated that we are not new kids on the block; we have 20 plus years behind us. We can easily handle 10.

Motion by Collins with the 3 conditions of staff; with one change of the 8 to be increase to 10 with this situation of the use.

1. That upon issuance of the Conditional Use Permit Approval for an In-home Daycare, with 10 children maximum, all other state and local child care certifications be obtained and maintained by the applicant.
2. That upon issuance of the Conditional Use Permit Approval, all other applicable building occupancy, fire inspections, and other permits be applied for and obtained by the applicant.
3. That a secured fencing be installed to delineate child play area having a minimum of 75 sq. ft. per child as approved by the MAPC.

Motion seconded by Brian Dover, that this Conditional Use be Approved. The motion CARRIED by the following vote:

Aye: 7 - Ken Collins; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson; Brian Dover; Paul Hoelscher and Ron Kelton

Absent: 1 - John White

7. Rezoning

8. Staff Comments

9. Adjournment

Meeting was adjourned at 6:10 PM. Future work sessions will be held on the Thursday prior to all MAPC monthly meetings at 3:00 PM.