

MAPC Meeting Month Day, 2026

1. Call to order

2. Roll Call

Present (8): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Lonnie Roberts, Mitch Johnson, Monroe Pointer, Stephanie Nelson, Jimmy Cooper

Absent (0)

3. Approval of minutes

MIN-26: MINUTES July 14th, 2026 MAPC

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

Aye (9): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Mitch Johnson, Monroe Pointer, Stephanie Nelson, Jimmy Cooper, Lonnie Roberts

Nay (0)

Absent (0)

4. Preliminary Subdivisions

PP-26-11 Preliminary Subdivision: The Woods at 141

Lonnie Roberts (Chair): Anyone here for the Wood at 141? If not, do we want to put that off for a few more minutes? Give him time to get here? Or we can go ahead and table it.

Jimmy Cooper (Commission): Cooper, make a motion to table.

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

Dennis Zolper (Commission): Zolper, second.

Lonnie Roberts: All those in favor of tabling say 'aye'

All: Aye

Lonnie Roberts: All those opposed? Okay that's tabled.

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that the matter be tabled till further notice, and the motion was PASSED with the following vote:

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Mitch Johnson, Monroe Pointer, Stephanie Nelson, Jimmy Cooper

Nay (0)

Absent (0)

5. Final Subdivisions

PP-26-13 Final Subdivision: Brookshire Place, Phase 3 Final Plat

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

Mark Morris (Proponent): My name is Mark Morris, I'm the owner of Brookshire. This is my final phase, there's 44 lots total. We're finished, asphalt down. Good to go.

Lonnie Roberts: City Planner do you have any staff comments?

Derrel Smith (City Planner): Yes, sir. We reviewed it and it meets all the city requirements and follows subdivision code. So, we would recommend approval.

Lonnie Roberts: Do we have any discussion? Questions, comments? Motions?

Monroe Pointer (Commission): I make a motion that we approve.

Dennis Zolper (Commission): Zolper, second.

Lonnie Roberts: I have a motion and a second everybody press your 'aye' button if you approve.

A motion was made by Monroe Pointer, seconded by Dennis Zolper, that the matter be tabled till further notice, and the motion was PASSED with the following vote:

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Mitch Johnson, Monroe Pointer, Stephanie Nelson, Jimmy Cooper

Nay (0)

Absent (0)

PP-26-12 Final Subdivision: East Arkansas Area Agency of Aging 1st Replat

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

John Easley (Proponent): John Easley with Associated Engineering. We're asking for a replat of the old East Arkansas Malco side. Currently, it's under one lot, minor plat. In order to get two lots along Highland Drive, we need to do a replat of it. While we're waiting for water and sewer to be installed. Once that's all installed and everything we will come back and do a replat to lot 4, to finish out the subdivision.

Lonnie Roberts: Okay, City Planner do you have staff comments on this one?

Derrel Smith (City Planner): Again. We reviewed it and it meets all the city requirements and follows subdivision code. So, we would recommend approval.

Lonnie Roberts: Commissioners do you have any questions or comments?

Jeff Steiling (Commission): I have a question.

Lonnie Roberts: Yes, sir.

Jeff Steiling: You know, we saw this a month and half, 2 months ago, and lot 4 was subdivided already. That's still planned, it just can't happen just yet?

John Easley: In order to do the full recorded plat, we would have to bond the project for streets and drainage. City Water and Light has decided not to sign off on it, until the water and sewer is done. So, we can't bond it. We can't do anything with it. So, we all discussed it and agreed to do it this way. The three lots along Highland Drive already have utilities available.

Lonnie Roberts: And you'll come back to plat four?

John Easley: We'll come back with a replat for 4 with what you've seen a month ago. The rest of it.

Jeff Steiling: I also noticed on this that part of these lots are to be zoned C-2?

John Easley: It's all C-3.

Derrel Smith: We did a rezoning some of it was C-2, and we rezoned it all to C-3.

Jeff Steiling: Okay, there may be some typos in the notes down there because I think it still references some C-2.

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John Easley: Based on approval, when we get the original signed documents in, we'll make sure to change that.

Jeff Steiling: It's just a typo.

Lonnie Roberts: Okay. Any other commissioner questions? Anyone ready with a motion?

Jeff Steiling: Steiling, make a motion that we approve.

Monroe Pointer: Monroe, second.

A motion was made by Jeff Steiling, seconded by Monroe Pointer, that the matter be tabled till further notice, and the motion was PASSED with the following vote:

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer

Nay (0)

Absent (0)

6. Conditional Use

7. Rezonings

8. Miscellaneous Items

9. Staff Comments

Monroe Pointer (Commission): On that first one that we tabled, when we come back to it, we have to untable that correct?

Lonnie Roberts (Chair): Correct.

Monroe Pointer: Is that normal that when nobody's present, that we would table?

Jimmy Cooper (Commission): Well, that's what we've always done.

Monroe Pointer: Okay, because I thought we've done one before when nobody was here.

Lonnie Roberts: We have done those, I guess if it's one that wouldn't be questioned at all. But we don't really know anything about this one correct?

Derrel Smith: Correct.

Carol Duncan (City Attorney): I would suggest that we show it held, like on the next agenda. Show it held, and then, like we do for council. And then y'all can untable it if they're there or then people would have notice the potential.

Lonnie Roberts: We didn't set a date on that.

Carol Duncan: You didn't set a date on it. So, I say on the next meeting it would just show, items held. And it would be there, and then if they're here, you would untable it.

Lonnie Roberts: Correct.

Commission: Okay.

10. Adjournment

Meeting was adjourned.