

## SEARCY PLANNING COMMISSION

### JUNE 2021 MINUTES

#### SEARCY, AR

The regularly scheduled monthly meeting of the Planning Commission of and for the City of Searcy, Arkansas, was held by Zoom ID 617 815 0816, at 12:00 pm on Tuesday June 1, 2021, pursuant to proper public notice. Attending the call were Chairman Steven Jordan and Commission members: Jamie Mobley, Bill Patton, Charles Green, Larry DeGroat, and Jim Wilbourn. Also attending the call: City Planner Jim VonTungeln, City Engineer Mark Lane, Code Enforcement Officers Jeff Webb and Phil Watkins, and Fire Inspector Guy Grady.

Chairman Steven Jordan called notice of quorum.

The next item on the agenda was the approval of minutes from the May 2021 Planning Commission meeting. Commissioner Green moved that the minutes be approved. Commissioner Patton seconded the motion. The motion passed unanimously.

The third item on the agenda was Regulations of Solar Panels. Chairman Jordan explained the regulations allow solar panels to be used in residential zones only but not in unoccupied residential lots. Jim VonTungeln pointed out his change to Solar Energy System definition which read "Any ground mounted, pole mounted, or roof mounted solar collection system primarily for on-site residential use, and consisting of one or more free-standing, ground, or roof mounted solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of utility." Commissioner DeGroat questioned the term "front yard setbacks." City Planner, Jim VonTungeln and Commissioner DeGroat agreed the term front yard has been clarified in The Searcy Zoning Code therefore in Section 5-10-2 under number two it should read, "Solar energy systems are prohibited within the front yard of residential lots." City Engineer, Mark Lane, agreed with the change of eliminating the term 'setbacks'.

At this time, Chairman Jordan opened the public hearing. With no comments or questions, Chairman Jordan closed the public hearing. Commissioner DeGroat motioned to approve with the corrections stated. Commissioner Mobley seconded the motion. The motion passed unanimously.

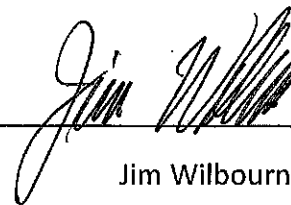
The next item on the agenda was Regulations of parking lots. Chairman Jordan explained this is proposed to regulate curb and gutter to the perimeters, entrances, and exits of all parking lots for commercial, office and industrial buildings. Chairman also questioned why multi-family developments with more than four buildings are required to meet this requirement. The Chairman as well as Commissioners have agreed to replace "four buildings" with "four dwelling units" in Section 1 of Chapter 6. Commissioner Mobley asked if a duplex

and triplex hold the parcel, will this new regulation require them to have curb and gutter. Mark Lane confirmed that curb and gutter will be required since five dwelling units would be present.

Chairman Jordan opened the public hearing. No comments or questions were brought forward by the public. Chairman Jordan closed the public hearing. Commissioner Green motion to approve. Commissioner Mobley seconded the motion. The motion passed unanimously.

The last item on the agenda was a discussion with the commissioners about Short Term Rentals. Chairman explained the regulations have come from the Planning and Growth Committee. City Council member, Don Raney, expressed this topic does need to be addressed and brought before the council. Raney has also shared the pros and cons to this item. Raney shared the typical objection to short term rentals is individuals homes in an area zoned for single family dwellings and renting bedrooms to the public. Chairman Jordan responded with some homeowners are renting rooms to the public today even though the City has no regulations for short term rentals. Commissioner Green became curious to who is going to monitor these rentals to make sure they comply with the City's requirements. Commissioner DeGroat suggested Code Enforcement and Fire Department would play a large hand in keeping up with Short Term Rentals. Mark Lane questioned if the inspections listed in the requirements will be completed yearly or only once. Commissioner DeGroat read the inspections will be done yearly before the renewal of a business license. Mark Lane also wanted to make sure the definitions listed are not inconsistent with the current definitions listed in the code. Commissioner DeGroat also pointed out some type of penalty should be added to Short Term Regulations in case an individual does not comply with the regulations. The Chairman as well as the Commissioners agreed.

There being no further business before the Commission, the meeting was adjourned

A handwritten signature in black ink, appearing to read "Jim Wilbourn", is written over a horizontal line.

Jim Wilbourn, Secretary