

SEARCY PLANNING COMMISSION

SEPTEMBER 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 September 7, 2021, pursuant to proper public notice. Attending the call were Chairman Steven Jordan and Commission members: Jamie Mobley, Bill Patton, Charles Green, Larry DeGroat, Mike Cleveland, and Jim Wilbourn. Also attending the call: City Planner Jim VonTungeln, Recording Secretary Jeri Leonard, and Code Enforcement Officers Jeff Webb and Phil Watkins.

Chairman Steven Jordan called notice of quorum.

The next item on the agenda was the approval of minutes from the monthly August meeting and the minutes from the meeting held on August 17, 2021. Commissioner Green moved that the minutes be approved. Commissioner Patton seconded the motion. The motion was passed unanimously.

The only item for discussion on the agenda was Short Term Rental Regulations. Chairman Jordan explained this has been discussed in the past but some changes were made. Chairman summarized the regulations as having two categories, short term rental-minor and short term rental major. Short term rental minor was defined as the rental of no more than three rooms in a private and primary residence of the host, renting for 30 days or less per each duration. Short term rental-major is defined as the rental of an entire residential structure, in which the host is not present, for 30 days or less per each duration. Chairman discussed these regulations covering all aspects of short term rentals so the appropriate taxes are paid, adequate parking, and for the City of Searcy to inspect the units on an annual basis. The inspections would include the checking of smoke detectors, carbon monoxide detectors, fire extinguishers, making sure the address is displayed on the outside of the location, two ways of egress, or any other life safety regulations. Chairman also read the regulation requirements for a quiet occupancy as well as prohibiting the short term rental to be used for entertainment, parties, gathering, or comparable events to maintain the quality of the residential of the neighborhood. City Planner, Jim VonTungeln, had no issues with these proposed regulations. Commissioner DeGroat stated he wanted to make sure it is known that the regulations read, short term rentals are allowed in all residential zones therefore there is not a zone that is excluded. Commissioner Green questioned the regulation reading "All furniture shall be secured to prevent tipping or fall hazards." VonTungeln explained this is simply securing the furniture so someone who may have small child who climbs, visually impaired individuals, or autistic guest will not be at risk for injury. Commissioner DeGroat moved to approve the

proposed regulations. Commissioner Mobley seconded the motion. The motion was passed with one objection by Commissioner House.

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

Jim Wilbourn, Secretary