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**Town of Avoca Arkansas
Avoca Planning Commission
Regular Meeting
July 17, 2018**

Planning Commission:

Present

Commission Members:

Jay King, Chairman

Jim Mills, Vice Chairman

Christine Pinkley, Secretary

Alvin Brewer

Rachel Etoll

Absent:

None

Planning Commission Staff:

Nanette Barnes, Recorder/Treasurer

Larry Parrish

Guests:

Mayor O'Dell

Amy Elliott

A quorum was declared and the meeting was called to order at 6:35.

Committee Reports:

none

Public comments:

None

Old Business:

1. Brewer stated his review of Street Plans were very similar to Avoca's with the exception of lot size. Ours is ½ acre required. Discussed Zoning Code R1 Residential needs to be updated to reflect septic system inspection and approval by Health Department. Chairman King to work on update to be included in next public hearing.
2. No action taken in regards to Master Street Plan.
3. Rules defining Planning Commission membership and appointment reviewed. Section 14-56-405 to be amended to read: Appointment by Mayor and confirmed by City Council. Pinkley questioned Section 14-56-412 Powers and Duties of Commission, specifically (f). Section (f)(1) refers to "public land, utilities or development". Section (f)(3) has to do with "failure of the commission to act" in regards to submitting public board, commission or body. Pinkley questioned whether this section refers only to public lands and submitting bodies, or does it also apply to the general public submitting plans in regards to privately owned lands? Chairman King agreed clarification was needed.

New Business:

1. Property owners at 647 Tucks Chapel Road (Felipe and Yolanda Ruiz; Ascension Morales) have inquired as to whether they can pay a fine to have their lot split proceed. Planning Commission declined to consider lot split in January due to code violations. Parrish stated the property continues to be in violation of Town Codes. Decision was made to refer issue to Town's attorney. Pinkley stated a written response needs to be sent to property owners.

Announcements:

Next Planning Commission meeting scheduled for August 21, 2018.

Motion was made to adjourn at 7:14 by Etoll. Seconded by Mills. Motion carried.

Respectfully submitted,

Christine Pinkley
Secretary

Approved


Jay King, Chairman

Attested


Jim Mills, Vice Chairman