

City of Highland

Planning Commission Meeting

April 06, 2021

AGENDA

1. Call to Order
2. Roll Call
3. Consideration of Minutes from March 02, 2021
4. Code Enforcement Officer Report March-None
5. Unfinished Business
 - Trash on Big Creek
 - Signs on Big Creek
 - Fidelity Communications
6. New Business
 - April 14, 2021 Virtual Planning & Zoning Seminar
Hosted by Arkansas Municipal League
7. Open for Discussion
 - General Plan revision
8. Announcements/Comments
9. Motion to Adjourn

**CITY OF HIGHLAND
PLANNING COMMISSION MEETING
March 02, 2021**

The regular meeting of the Planning and Zoning Commission for Tuesday, March 02, 2021 was called to order at 5:31 pm by Chairperson Kenneth Massey. During roll call the following Commissioners answered to their names: Tim Evans, Jeff Kamps, Roy Johnson, Larry Allen, and Ryan Lamb. Also present was Code Enforcement officer Bill Myers; absent was Clerk Edith Elliott.

Consideration of February 02, 2021 Minutes:

Chairperson Massey asked for approval of the February 02, 2021 minutes. Commissioner Johnson made a motion to accept the minutes, which was seconded by Commissioner Evans.

Minutes were passed and accepted with a roll call vote as follows: Lamb: Y/ Kamps: Y/ Johnson: Y/ Evans: Y/ Allen: Y/ Burton: Y

Votes to accept and approve: **6 Yea's, 0 Nay's**

Code Enforcement Officer's Report:

The code report for January was included and presented by Code Enforcement Officer Bill Myers.

Old Business

As there was no unfinished business, the commissioners discussed the trash nuisance at 20 Big Creek. After several visits from Code Enforcement, a fine is suggested. The signs at the lot next to Wood's Plumbing was another topic of continued discussion. Bill has reached out to the owners of the signs with no response. The owners of the signs are working in the city without business licenses. He will be contacting the owner of the lot.

The Mayor has spoken with a representative from Fidelity Communications regarding franchise fees for the city and has taken over with future communications.

New Business

Increasing permit fees for commercial building projects was brought before the commission. Permits obtained for new commercial builds, under the current fee schedule, would cap at \$500.00. This also includes new apartments complexes where the size of the apartments could be varying sizes. After discussion it was agreed to not make any changes at this time to commercial building permit fees. Apartment permit fees should be charged per apartment as each apartment will require an individual inspection and is respectfully, a wholly separate residence.

Act 474 of 1999 was also mentioned to the commission. This is a charge of \$0.50 charge per \$1,000.00 on any commercial permit to help pay for construction training program in vocational schools, technical schools, or colleges. After reviewing and discussing the law, all felt the city is complying.

Charles Younce, owner of Century Storage, presented the idea of remodeling two (2) of his storage units into one (1) climate-controlled unit. He provided photos to present the finished idea. After discussing water drainage, distance from the highway, and square footage, Mr. Younce was given permission to proceed once he obtains the required permits.

Discussion

There was some discussion regarding agriculture zoning. This may need to be addressed in the future.

Announcements:

No announcements.

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PLANNING COMMISSION MEETING
March 02, 2021**

Motion to adjourn made by Commissioner Burton and seconded by Commissioner Johnson.
Meeting adjourned at 6:16 pm.
Submitted by City Clerk, Edith Elliott

Passed and Approved This _____ Day Of _____ 2021.
Minutes approved by:

Secretary, Jeff Kamps

Chairperson, Kenneth Massey