

Planning and Zoning Meeting

Wednesday, February 26, 2025

6PM

Bull Shoals Courthouse

Attendance: David Higgins, Bonnie Sumner, Tim Koenig

The meeting was opened by Chairman Dave Higgins at 6pm. Everyone stood and recited the Pledge of Allegiance.

The minutes from the November 15th meeting were approved.

Under New Business Dave went over some lessons learned from the Bel Arco Public Hearing. He will coordinate with Enterprise Printing in Bull Shoals to develop a Public Hearing Sign that can be rapidly built to ensure that the hearing notice is placed promptly on the property. There was good information given there and people had their chance to share their opinions.

Danny Caldwell, the new City Building Inspector, was in attendance. We discussed coordinating the permits with the building that is happening in town.

Dave discussed that he has asked for \$2,500 from the City of Bull Shoals to use for Planning and Zoning new Zone map. These funds will be used to produce an updated Zoning Map to replace the current one that is 20 plus years old. Consolidate Land and Survey in Mt. Home will have a new map by the end of March. We also discussed that our main City ordinance on Planning and Zoning is outdated and needs to be re-written. He is coordinating with Garver Company in Little Rock to obtain some consulting advice during the revising process which will require some funding support from the City budget. Also, we are still working on creating a large zoning map that will make it easier to see where certain properties are and the related planning and zoning actions that are scheduled.

Under Old Business the Operations Guide still needs to be finished. John is going to start taking the Zoom Training courses given online and the courses will be funded by the city. Dave stated that the city budget has an allocation of \$500 that is specified for training.

We talked with Danny regarding building guidelines and Dave reminded him that he had emailed a guide to him but that we need to update the guide with the latest contact information and other info that has changed also.

Under Public Comments, Katie, a local real estate professional talked about a development underway at Cardinal Terrace. The owner of the property wants to subdivide six acres of land.

Hopefully the owner will be able to attend our next meeting in March and share his vision for this property.

Under Commissioner's feedback Katie, also a member of the Building Officers team mentioned that the Corps of Engineers is looking for a good location for a high-water launch and boat dock. She suggested that the Bel Arco (Lake Point) resort may be a good location for the required launch. The Commissioners recommended that they should contact Sandy Davenport at Davenport Realty to coordinate the possibility of the location for the new high water launch.

The meeting was adjourned at 6:44PM.

Respectfully submitted,

Timothy Koenig

P & Z Secretary