

Planning and Zoning Meeting

Wednesday,

July 09,2025

6PM

Bull Shoals Council Chambers

7/30/2025

CALL TO ORDER: Chair Rick Anderson, 6 PM

PLEDGE OF ALLEGIANCE

COMMISSIONER ROLL CALL: Anderson, Fawcett, Gallart, Scholes, Hilburn, Higgins Present. Stauffer and Koenig Absent.

AGENDA ITEMS AND DISCUSSION:

1. May Meeting Minutes. Reviewed via email, no comments or changes. Motion made and seconded. Approved by verbal consensus.
2. PZ Email Discussion. Chairman Anderson opened this subject and after background and input from Mayor Stahlman regarding the eminent change of the current City Hall servers to a .GOV domain it was decided to deactivate the existing email account for Planning and Zoning and to wait for the opportunity to have an official mail account via the City's .GOV server.
3. Short Term Rentals (STR) Draft Ord. Reviewed with few comments of draft. Motion was made to forward to the City Council with recommendation to publish. Motion Seconded and Commission voted Yes.
4. C4 Resort Zoning Discussion. Lengthy discussion of the Pros and Cons of needed actions regarding letter to resorts. It was decided to reach out one last time before imposing penalty for failure to comply. A refreshment of the Stake Holders meeting in May should be attempted due to the partnership and support that was conveyed in that meeting. The Mayor interjected that with many plans on the horizon it would be better to approach the long-term solution in consideration of related actions.
5. 10-50 Letter Discussion. This was a split approach with many stating that the business should be left alone due to the many improvements that they have made to the property. There was discussion regarding the fact that the tenant parking lot did not have asphalt and thought that was the basis for a letter of complaint from the city. There was a motion, seconded and passed to coordinate a draft letter by the PZ Chair to the property owner that would be

concurred in by the city council prior to release. Alderman Hutchinson requested that he wanted to see the draft letter with related comments from all of the commissioners so he could get a better feel regarding the issue.

6. Chair Anderson updated all the latest information from AML, Mr. Jim Von Lungen who actually helped build the 2001 PZ Ordinance. He will be doing some research for us and will let us know the estimated impact on the 25-year-old version with a goal of updating it as soon as possible.
7. The following were updated by Commissioner Higgins
 - a. Tiny Homes. Very professional development with rules and regulations as to what can be done on each privately owned home but on leased land. It was very impressive as we walked a big portion of the subdivision and talked to residents.
 - b. He provided an update on the Relational Data Base application that might be used in recording some of the information gathered via public contact with the Commission. He emphasized that he was not confident that a buy into the approach would ensure the capture and recording of those contacts as there is no defined business process that makes the information required. Consequently, it may be difficult if not impossible to adequately maintain the system over time.

8. Chair called for motion to adjourn at 7:10 P.M. All in Favor and Meeting was adjourned.

Respectfully submitted,

Dave Higgins

Temporary Recording DLH.