

Cotter Planning and Zoning Commission Meeting

Chairperson: Jason Nazarenko

Call To Order: Time: 5:00 By: JOE Date: 2/9/24

Roll Call:

Joe Ross ✓
Jason Nazarenko ✓

Tim Risley ✓
Ben Woodard _____

Mark Johnson _____
Linda Brazeel _____

✓ JACK CHRISTIANSEN

Mayor Carridine _____
Mertice Kray (advisory position) ✓
(x=Present)

Quorum Declared; ✓ By JASON

Reading of Previous Meeting Minutes: Approved/Not Approved
Approved w/noted changes

PUBLIC HEARING:

Old Business:

Discussion: ZORDA'S + TERRY'S AGREE HO
ISSUES

Motion:

By: Second: Pass/Fail

New Business:

ZONING:

Discussion:

510 COMBS - VARIANCE PROVIDED FOR REDUCTION FROM 16' TO 4' AT WEST SIDE YARD. CONSTRUCTION TO MEET CITY'S REQUIREMENTS. ZORDA'S TO PROVIDE TRENCH DRAIN IN CONC. DRIVE + PIPE WATER TO OWNER'S REAR YARD.

Motion:

By: JOE

Second: JACK Pass/Fail

TAR

- FUTURE: ~~MIN.~~ SETBACK ON TERRY'S SIDE CAN NOT BE LESS THAN 6'-0" (MUST BE SUBMITTED FOR VARIANCE)
- SWYNER'S MAY PETITION THE CITY FOR A FUTURE STREET DITCH W/ CULVERTS -

New Business: **NONE**

Discussion:

Motion:

By:

Second:

Pass/Fail

Adjournment: Motion by: **JOE** Second: **JACK,** Time: **5:10**

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(x=Present)

Tim Risley ✓
Ben Woodard ✓

Mark Johnson ✓
Linda Brazeel ✓
JACK CHRISTIANSEN ✓

Quorum Declared; ✓ By JASON

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Approved w/noted changes

Old Business: NONE

Discussion:

Motion:

By:

Second:

Pass/Fail

New Business: CONDITIONAL USE PERMIT - MIKE & SANDY

ISSOM - 148 HAZEL STREET, CURRENTLY
ZONED "AG" FOR VARIOUS "CONDITIONAL"

Discussion:

USES, WHICH ARE: LIVESTOCK, ANIMAL SHELTER
HOOP HOUSES (GREENHOUSES) SALES AGRICULTURAL PRODUCTS

Motion:

By: JACK

Second: LINDA

Pass/Fail

- DISCUSSION: MIKE ISSOM. QUESTIONS.
- OLYIA & JIM
TERREL - HAZEL RESIDENT EXPRESSED
CONCERN ABOUT "HOBBY FARMS" & STREET PAVING
WHICH, NECESSARILY GERMANE,
IS NOT
- CONDITIONAL USE APPROVED PER NATIONAL
ISSOM'S ATTACHED REQUEST.

New Business:

Discussion:

Motion:

By: JACK

Second: JASON

Pass/Fail

Adjournment: Motion by:

Second:

Time:

Jason-

Mike and I request a conditional use permit for our small family operation on our 40 acre farm for the following uses:

1. Keeping Livestock
2. Animal Shelters
3. Hoop houses
4. Sales buildings for agricultural products (future)

We desire to board our own mules/horses/donkeys on our property (full size and minis). Our current plan is to board four equines in a four-stall loafing shed barn on our property with a fenced pasture.

We also desire to keep goats (primarily for milk) and various types of fowl. This could include chickens, ducks, quail, guineas, or peacocks. The fowl will be housed in moveable coops and runs and rotated around the farm. We would add a shelter for the goats.

We will have hoop houses to grow produce (in addition to our current berry patch). Greenhouses are a permitted use, not conditional, but we understand that before adding a hoop house, we will need to pull a building permit. Likewise, at some point we may desire to offer agricultural products for purchase at the farm. We would comply with all requirements for a building permit and the minimum setback (30' from the street right of way or as shown on the Master Street Plan where property abuts any streets).

Obviously we want to be good neighbors and live in pleasant and healthy surroundings. While there are no hard and fast rules about space allotment for the livestock we want to keep, there are industry guidelines should any questions arise.

We've attached a layout of the farm.

Thank you.

Sandy and Mike Isom

11 WWS

NORTH

WEST

EAST

PRIME 27 HAZEL

220



9x40 CONNEX

LOADING SHED X.V.

PASTURE (W) PANELS GATES

POWERSHED RUN



FUTURE FOR GOATS

SHED (E)

SHED (W)

1/8" WATER

FUTURE PANELS

BUCKBERRIES/PADDUCE



Hoop Houses

(2 MORE FUTURE HOOP HOUSES)

SOUTH

ORDINANCE NO. 99-07**AN ORDINANCE AMENDING ORDINANCE NO. 158-71, WITH
REFERENCE TO ZONING WITHIN THE CITY LIMITS OF THE
CITY OF COTTER, ARKANSAS, RELATIVE TO ESTABLISHING
A CATEGORY OF AGRICULTURE AND FORESTRY (AG)**

WHEREAS, it was found and determined by the City of Cotter Planning and Zoning Commission the establishment of a specific use zone (AG) will create an agricultural land use within the city limits essential to the growth of the city.

WHEREAS, an amendment for the additional zone was prepared and approved by the City of Cotter Planning and Zoning Commission and adopted on March 9, 1999, after a public hearing held March 9, 1999.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COTTER, ARKANSAS:

SECTION 1. That for purposes of this Ordinance, "Grazing Lands" shall mean lands used for grazing livestock under conditions where pasture foraging provides the primary nutrition source and only supplemental feeding is provided.

SECTION 2. That the Zoning Regulations for Cotter, Arkansas as established in Ordinance 158-71, Chapter III, Use Zones, be amended to include an Agriculture and Forestry Zone (AG) as follows:

(AG) AGRICULTURE AND FORESTRY

Purposes and Application. An area for agricultural uses and rural residential uses protected from intensive development.

Permitted Uses.

Grazing Lands
Timber Cutting
Field, row and tree crops
Nurseries and greenhouse
Fishing bait and tackle sales
Single-family homes
Farm implement storage, outdoor or enclosed
Municipal parks and playgrounds
Similar uses deemed by the Planning Commission to be in character with the zone.

Conditional Uses*

Keeping Livestock
Animal Shelters
Agricultural industries
Sales buildings for agricultural products
Lumber industries
Child Care-Day Care Facility
Radio, TV Transmitter Tower
Public Utilities
Clubs and Lodges
Fuel storage
Camps and resorts
Churches
Cemeteries
Similar uses deemed by the Planning Commission to be in character with the zone.

Temporary Uses*

Arts and crafts show or fairs
Music Festivals
Circuses, carnivals
Similar uses deemed by the Planning Commission to be in character with the zone.

Home Occupation. Home occupations may be permitted subject to the criteria contained in Chapter IV, Section 3 of the General Regulations, and approval of a Home Occupation Permit by City Hall.

Permitted Signs

Must conform to existing sign code.

Lot Dimensions.

Minimum Lot Area: 1 acre;
Minimum Lot Width, 150 feet;
Minimum setback from street right-of-way line or as shown on Master Street Plan where property abuts any streets, 30 feet;

*Permit Required

SECTION 3. That all other provisions of Ordinance 158-71 and any amendments thereto shall remain in full force and effect unless specifically changed by the terms and conditions of this Ordinance.

SECTION 4. That proper development of agriculture zones within the City of Cotter, Arkansas are vital to the health, safety and welfare of the citizens of the City of Cotter, Arkansas. Therefore an emergency is declared to exist and this Ordinance shall be in full force and effect from after passage.

DATED this 20th day of May, 1999.



MAYOR

ATTEST:



RECORDER