

Cotter Planning and Zoning Commission Meeting

Chairperson: Jason Nazarenko

Call To Order: Time: 6:30 By: JASON Date: 9/8/25

Roll Call:

Joe Ross ✓
Jason Nazarenko ✓

Tim Risley
Ben Woodard

Mark Johnson
Linda Brazeel ✓

JACK CHRISTIANSEN ✓
RICHARD PICKERS ✓

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

Quorum Declared; 5/7 By JASON

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

Old Business: DAVID BOWMAN, 404 EIGHTH STREET VARIANCE
REQUEST FOR 8.5' SETBACK FOR NEW GARAGE.

Discussion: PUBLIC HEARING EXCLUDED.... NO CONCERNS
APPROVED - TO FORWARD TO ZONING FOR
VOTE

Motion:

By: N/A Second: N/A Pass/Fail N/A

~~OLD~~
New Business: "HIS PLACE RESORT" ANNEXATION & ZONING
CHANGE FROM R1 TO C2. NO PUBLIC HEARING
COMMENTS. MOVE FORWARD TO ZONING
COMMISSION FOR VOTE

Discussion:

* MOTION MADE TO PRESENT ANNEXATION
REQUEST TO CITY COUNCIL UNDER CITY
OF COTTER REQUEST ORDINANCE # 2025-05
(ATTACHED). COUNCIL MTG. SET FOR 9/25/25

Motion:

By: JOE Second: JACK Pass/Fail

New Business:

RANDY McLELLAND (AGENT) REQUEST
FOR REZONING OF 1295 W. MAIN (HWY.
412) TRACT "B", LOTS FROM C2 TO R1

Discussion:

- DETERMINED TRACT "B" IS CURRENTLY
R-1. NO FURTHER ACTION REQUIRED.
- NO PUBLIC HEARING REQUIRED

Motion:

By:

N/A

Second:

N/A

Pass/Fall

N/A

Adjournment: Motion by: JOE Second: RICHARD Time: 7:09

CITY OF COTTER, ARKANSAS
ORDINANCE NO. 2025-05

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO
THE CITY OF COTTER, ARKANSAS, AND TO ANNEX PROPERTY TO THE CITY
OF COTTER, ARKANSAS AS COMMERCIAL C-2.**

WHEREAS, a petition was filed with the County Clerk of Baxter County, Arkansas by WRLV, LLC praying that certain territory be annexed to and made a part of the City of Cotter, Arkansas; and

WHEREAS, on the 30th day of July, 2025, the County Court of Baxter County, Arkansas entered an order authorizing annexation pursuant to § 14-40-609 of the Arkansas Code finding that the petition met the requirements for annexation under that provision and directed the Clerk to forward the order to the Mayor of the City of Cotter.

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

Section 1. That the land described on the attached Exhibit "A" is territory contiguous to and adjoining the City of Cotter, Arkansas, and the petition to annex that property is hereby granted and the property described in Exhibit "A" is hereby accepted as part of and annexed to and made a part of the City of Cotter, Arkansas.

Section 2. That the above described territory shall be annexed to and made a part of Ward (3) Three of the City of Cotter, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

Section 3. That the above described territory shall be zoned Commercial C-2, to be used in accordance with city zoning laws and the laws of the State of Arkansas.

Section 4. That this ordinance shall become effective thirty (30) days from its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2025.

APPROVED:

McGeorge "Mac" Caradine, Mayor

ATTEST:

Andrea Kray, Recorder/Treasurer

Cotter Planning and Zoning Commission Meeting

Chairperson: Jason Nazarenko

Call To Order: Time: 7:00 By: JASON Date: 9/8/25

Roll Call:

Joe Ross	<u>✓</u>	Tim Risley	_____	Mark Johnson	_____
Jason Nazarenko	<u>✓</u>	Ben Woodard	_____	Linda Brazeel	<u>✓</u>
Mayor Carridine	<u>h</u>			JACK CHRISTIANSEN	<u>✓</u>
Mertice Kray (advisory position)	<u>h</u>			RICHARD PICKERS	<u>✓</u>

(x=Present)

Quorum Declared; 5/7 By JASON

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

Old Business: NONE

Discussion:

Motion:

By: Second: Pass/Fail

New Business: VARIANCE REQUEST BY DAVID BOVAN FOR EIGHTH STREET, COTTER

Discussion:

- APPROVE VARIANCE ON SIDEYARD SETBACK TO RIGHT SIDE OF THE EXISTING GARAGE FROM 10' TO 8.5' FEET. FOR ADDITION OF ADDITIONAL GARAGE, TO MATCH EXISTING IN MATERIALS AND COLOR OF EXISTING RESIDENCE.

FORWARD TO CITY COUNCIL MTE. - 9/25/25

Motion:

By: JACK Second: JOE Pass/Fail

New Business:

REZONING REQUEST FOR "HIS PLACE RESORT,
740 DENTON FERRY ROAD, COTTER, ARK.
FROM R1 TO C2

Discussion:

- MOTION APPROVED TO GRANT SAME
AND FORWARD TO CITY COUNCIL
FOR 9/25/25 MTG.

Motion:

By:

RICHARD

Second:

JACK

Pass/Fall

Adjournment:

Motion by:

JACK

Second:

JOE

Time:

7:14