

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	<u>✓</u>	Tim Risley	___	Mark Johnson	___
Jason Nazarenko	<u>✓</u>	Ben Woodard	___	Linda Brazeel	<u>✓</u>
Mayor Carridine	<u>✓</u>			JACK CHRISTIANSEN	<u>✓</u>
Mertice Kray (advisory position)	<u>✓</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: DAVID BOWMAN, 404 EIGHTH STREET VARIANCE REQUEST FOR 8.5' SETBACK FOR NEW GARAGE. PUBLIC HEARING EXCUSED... 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 Pass

New Business: RANDY McLELLAND (AGENT) REQUEST FOR REZONING OF 1295 W. MAIN (HWY. 412) TRACT "B", LOTS 5 FROM C2 TO R1

- Discussion:
- DETERMINED TRACT "B" IS CURRENTLY B-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

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	<input checked="" type="checkbox"/>	Tim Risley	<input type="checkbox"/>	Mark Johnson	<input type="checkbox"/>
Jason Nazarenko	<input checked="" type="checkbox"/>	Ben Woodard	<input type="checkbox"/>	Linda Brazeel	<input checked="" type="checkbox"/>
Mayor Carridine	<input checked="" type="checkbox"/>			JACK CHRISTIANSEN	<input checked="" type="checkbox"/>
Mertice Kray (advisory position)	<input checked="" type="checkbox"/>			RICHARD PEKERS	<input checked="" type="checkbox"/>

(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, COTTIZ, ARK.

Discussion:

FROM R1 TO C2

- 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

Cotter Planning and Zoning Commission Meeting

Chairperson: Jason Nazarenko

Call To Order: Time: **5:00** By: **TAR** Date: **8/19/25**

Roll Call:

Joe Ross Tim Risley Mark Johnson
Jason Nazarenko Ben Woodard Linda Brazeel
Mayor Carridine JACK CHRISTIANSEN
Mertice Kray (advisory position) RICHARD PICKERS
(x=Present)

Quorum Declared; 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: **SETBACK VARIANCE TO 8.5' SIDEYARD**

Discussion: **NEIGHBOR (SHERIFF MONTGOMERY) SPOKE IN FAVOR OF GRANTING REQUEST.**

WILL VOTE 19/8/25

Motion:
By:
Second:
Pass/Fail

New Business:

HIS PLACE REZONING FROM
R1 TO C2

Discussion:

ARCHITECT PRESENT TO EXPLAIN
DESIGN & FUNCTIONS

VOTE ON ZONING & RECOMMENDED
ANNEXATION ALSO ON 9/2/25

Motion:

By:

Second:

Pass/Fail

Adjournment:

Motion by:

TAR

Second:

JASON

Time:

5:30