

PLANNING COMMISSION MINUTES
Monday, July 18, 2016

MEMBERS PRESENT: Vernon Guy
Judy Poole
JoAnn Thomas

MEMBERS ABSENT: Ben Westerburg
Brian Bendily

OTHERS PRESENT: Bruce Fleming, Zoning Director
Tim & Jodi Thompson
Seth Pryor, Director of Habitat of Humanity for Ouachita

The Monday July 18, 2016, Planning Commission Meeting was called to order by JoAnn Thomas. The Commission approved the minutes of the June 20, 2016, Planning Commission meeting.

The APPLICATION for review was:

APPLICATION NO: PASE-16-5000004
APPLICANT: 1997 Properties, LLC
ADDRESS: 1101 NORTH 3RD St.
LEGAL DESCRIPTION: East 70 FT LOT 6 SQ E HAYNES ADDN
REQUEST: PASE for a mobile home that is less than the required 20' in width in an R-1 (One-family residential district). The Board of Adjustments will hear this case on July 25, 2016.

Tim Thompson, owner of 1997 Properties LLC, spoke on behalf of the application. Mr. Thompson explained that he bought the lot at 1101 North 3rd Street from Habitat for Humanity. The lot size is 70' by 55'. He is proposing to put a 400 square foot "tiny house" on the lot to meet the setbacks, although he will still need to apply for a side yard variance. He stated that it will be set up exactly like a mobile home, only it is smaller. He provided pictures that show how a tiny home would look on the property. Mr. Thompson will not reside in the home, it will be a rental property. The rental price will be \$750 roughly per month with all bills paid. The tiny home is energy efficient (Ex: Ductless Air Units). It will have ADA compliant doors and a washer and dryer. The target demographic is college students, older people, or young couples. The cost to purchase is approximately \$25,000. The wheels and tongue are removed and the home is skirted after it is placed on the lot. It is in essence the same as a mobile home, only smaller. The Commission felt that the required 20' setback should be adhered to and that the required setback is necessary as ordered by the Code of Ordinances and the Zoning Requirements. At this time, Judy Poole made the motion to **DENY** the Planning Approval / Special Exception for a mobile home that is less than the required 20' in width in and R-1 (Single Family Residential) District. Vernon Guy seconded. All in favor, motion approved.

Mr. Thompson wanted to address what he would be allowed to do on the lot due to its small size. The Director of Habitat for Humanity of Ouachita spoke stating that the lot was too small for their program. Mr. Thompson stated that he will consult with Mr. Fleming regarding alternative solutions to building on the lot.

As there was no further business to be discussed, the meeting was adjourned.