

**TOWN OF SILVER CLIFF  
PLANNING COMMISSION REGULAR MEETING  
OCTOBER 18, 2023**

Meeting called to order by Larry Weber at the Town of Silver Cliff's Planning Commission regular meeting at the Town Hall 612 E. Main Street, at 5:03 p.m.

Pledge of Allegiance was said.

PRESENT: Larry Weber Chairman, Dave Schneider Co-Chair, Steve Lasswell, Deb Diemer, Mayor Wenzel, Trustee Lisa Nolan, Trustee Jordan Benson, Roger Camper Building/Zoning Official, Dan Slater

ABSENT: Michael Rohrdaugh

STAFF PRESENT: Brittany VanDeusen Deputy Town Clerk

STAFF ABSENT: None

VISITORS: Jerry Peterson – Rezoning Committee, Johnny Winton (Owner of Tony's Pizza), Mary Behrendt (Homeowner neighboring Tony's Pizza), Trustee Troy Bomgardner

**1. APPROVAL OF MINUTES**

November 16, 2022 Minutes-

Motion by Steve Lasswell to approve the November 16th minutes as presented, seconded by Deb Deimer. Motion passed unanimously.

**2. NEW BUSINESS**

**a) Tony's Mountain Pizza Parking Lot Issue-**

- i. The parking lot south of the main parking lot (Block 6, Lots 26-29) has been used by customers for several years, way before Johnny Winton purchased the business. To be compliant with the occupancy, Tony's needs 40 parking spaces, which he has. 10 in the main parking lot (2 of which are handicapped), and 30 in the overflow parking lot that is to the East of Mill Street. Then after 5 pm Monday-Thursday, there are 19 more spots available. In both 2006 and 2016 International Zoning Code Books, public parking lots are allowable in residential zoned areas.
- ii. In order to determine the best way to set up a parking lot, we would need someone who is more knowledgeable in traffic flow, diverse vehicle accommodations, lighting, how to tie into the existing parking lots, and where snow removal from the parking lots would be relocated. Larry Weber asked if the Town Clerks would do some research on what other jurisdictions have done in similar instances.
- iii. Mary Behrendt, who lives next to the proposed parking lot, expressed her concerns regarding that lot becoming a potential parking lot. She is worried about trash and other things people dump, and the traffic on the side street that has increased and become dangerous in some instances. Mary is in the opinion that Tony's Pizza already has enough parking space and that there isn't a need for more space.
- iv. Larry suggested that a workshop take place where both parties (Mary Behrendt and Johnny Winton) can make some compromises and create something that would work for both. This workshop will take place on November 1<sup>st</sup>, 2023 at 5:00 at the Town Hall. Planning Committee Members, Mayor Wenzel, Roger Camper, Mary Behrendt and Johnny Winton will meet to see what can be determined.

### 3. Old Business

#### a) Rezoning Committee-

- a. Larry asked for an update on how the public hearing went in October as he wasn't able to be present. Jerry Peterson said that a lot of members of the community showed up to speak. There were several questions but not much pertaining to the rezoning. The only concern brought forward was a detailed map instead of an overview map showing the entire Town of Silver Cliff. There was not a quorum for the planning committee meeting to take place after the hearing, so this topic got postponed to this meeting. Deb Deimer made a motion to accept the proposed zoning changes and to move this onto the Board of Trustees for their approval. Steve Lasswell second the motion. It passed unanimously. Buck wanted to thank everyone for their hard work and time spent on this project. Jerry Peterson said he would like to attend the board meeting so he can reassure the trustees that this isn't something they need to feel pressured to approve.

#### b) Round Mountain Water and Sewer update-

- a. Dave Schneider gave an update on some projects RMW is currently working on.
  - i. The water meter/well replacement update is 98% completed.
  - ii. Division of Resources and Upper Arkansas Water Conservancy District will partner with Round Mountain to construct a reservoir south of the Shining Mountain Subdivision. They will pay for 1/3-1/4 of this project. Profit made from selling the Johnson Ranch is going to go towards this project, around \$1m.
  - iii. For waste water, a small scale test has been done and yielded great results, however the test needs to be done on a larger scale. To make this happen, they are looking into a pilot plant, but it would cost around \$1.8-\$1.9 million. They are talking to financing companies because state and federal grants can't be used on this project.

#### c) Short Term Rental-

- a. The committee presented the proposed guidelines to the planning committee. Larry thanked everyone for their hard work. He also stated that the New Application Inspection Fee needed to be set higher. This is a one-time fee and Roger said it would be fair to charge \$200 for this inspection, regardless of the time spent doing the inspection. Dave Schneider made the motion to accept this form with the proposed change of charging \$200 for a New Application Fee Inspection, after being reviewed by legal counsel. After that happens, it can be moved to the Board of Trustees for their approval. Deb Deimer second the motion and it passed unanimously.

#### d) Excavation Permits-

- a. Roger Camper and Isaac Selden have been working on application changes. One change would be adding an excavation permit to residential and commercial building permit applications. The reason for this is that contractors are not filling in the taps correctly and it's damaging the streets. In times past, the Town of Silver Cliff has made the street repairs and then billed the customer. However, the town would like a process going forward that anyone inquiring into taps must obtain an excavation permit, with a type of insurance or refundable fee that's held onto until the excavation is completed properly. RMW is working on arranging that on their end also, and will send it to Roger when they're ready.


#### e) Planet Walk-

- a. Roger gave the update that the Planet Walk is finished.

4. Open discussion on other issues to come before the Planning Commission- none

Dave made the motion to adjourn the meeting at 6:03, Deb seconded the motion and it passed unanimously.

  
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Larry Weber, Chairman

  
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Brittany VanDeusen, Deputy Town Clerk