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Town of Avoca Arkansas  
Avoca Planning Commission  
Regular Meeting  
January 18, 2018

**Present**

**Commission Members:**

Jay King, Chairman  
Jim Mills, Vice Chairman  
Alvin Brewer  
Christine Pinkley

**Absent:**

Rachel Etoll

**Planning Commission Staff:**

Nanette Barnes, Recorder/Treasurer  
Larry Parrish, Zoning Official

**Guests:**

William Gagner  
Darryl Rust  
Maynor Alas

A quorum was declared and the meeting was called to order at 6:31

Motion made by Mills to accept the minutes from November 21, 2017 Planning Commission meeting. Seconded by Pinkley. Motion carried.

Chairman King announced retirement of Jordan Sullivan as Avoca's Mayor. Resignation due to personal matters.

**Committee Reports-** none

**Public comments-**none

**Old Business:**

1. Study of zoning codes, utility easements and town beautification/maintenance- no action

**New Business:**

1. Motion made by Brewer to allow lot split for Maynor and Elsy Alas. Seconded by Mills. Pinkley asked if neighbors whose property easement crossed for access to lots, were made aware of split request. Alas owned property prior to neighbor's development and business placement. Pinkley noted precedence seemed to be for Alas to split property. Motion carried.

2. Motion made by Pinkley to approve lot split for Darryl Rust. Seconded by Mills. Discussion regarding size of lots included referring to Avoca Zoning Code. Upon split, both lots would be larger than required .5 acres. Brewer had concerns about septic. Rust pointed out current septic lines for each lot currently lie within proposed boundaries for said lot. Motion carried.

3. Planning Commission declined to discuss Ruiz and Morales lot split. Chairman King noted property was out of compliance with Town's code and must be brought into compliance before lot split will be considered. Mr. Gagner asked what the property owners needed to do to be in compliance. King said matter had been referred to Town's Attorney and property owners would be notified.

4. Working session for road proposal: King asked members to agree upon a date for a work session. Discussion was held regarding next steps for implementation of road proposal as it currently stands. Brewer questioned the necessity of any additional road plans as Commission members had previously identified road changes that could alleviate future traffic congestion coming from new development northeast of Avoca; Mills suggested the next step be an inquiry with an engineer to determine viability of plans; Pinkley suggested Commission's next steps would be to make proposed changes part of the Master Street Plan. No work session was scheduled.

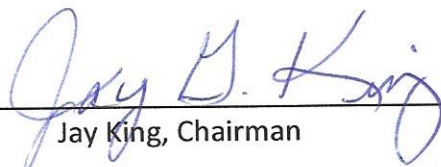
5. Chairman King set next Planning Commission meeting for February 20, 2018 at 6:30.

**Announcements- none**

Motion was made to adjourn at 7:13 by Mills. Seconded by Brewer. Motion carried.

Respectfully submitted,

Christine Pinkley  
Secretary

Approved   
Jay King, Chairman

Attested   
Jim Mills, Vice Chairman