

Cotter Planning and Zoning Commission Meeting

Chairperson: Jason Nazarenko

Call To Order: Time: 5:00 By: JASON Date: 10/18/23

Roll Call:

Joe Ross _____
Jason Nazarenko

Tim Risley
Ben Woodard _____

Mark Johnson
Linda Brazeel

JACK CHRISTIANSEN

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

Quorum Declared; 4 By JASON

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

Old Business: PUBLIC HEARING - MCCARTHY
GREENHOUSES

Discussion:

NO OBJECTIONS MTG. CLOSED 5:08

Motion:

By: _____ Second: _____ Pass/Fail _____

New Business:

PLANNING 5:09 OPNG
COMMISSION MTG. REGARDING
SPECIAL USE PERMIT - TEMPORARY
STRUCTURE

Discussion:

Motion:

By: Tim

APPROVAL OF SPECIAL USE PERMIT
614 HARDING
Second: LINDA Pass/Fail PASSED

Cotter Planning and Zoning Commission Meeting

Chairperson: Jason Nazarenko

Call To Order: Time: 4:55 By: JASON Date: 10/3/23

Roll Call:

Joe Ross ✓
Jason Nazarenko ✓
Mayor Carridine ✓
Mertice Kray (advisory position) _____
(x=Present)

Tim Risley ✓
Ben Woodard ✓

Mark Johnson ✓
Linda Brazeel ✓
JACK CHRISTIANSEN ✓

Quorum Declared; _____ By JASON

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

Old Business: NONE

Discussion:

Motion:

By: _____ Second: _____ Pass/Fail

New Business: GREEN HOUSES ON HARDING

Discussion: SEE BELOW

Motion:

By: ~~_____~~ Second: ~~_____~~ Pass/Fail

- CITY PZ CODE ADDRESSES GREENHOUSES
- NOT COMMERCIAL
- CONNECTED TO PERSONAL PROPERTY
- 7 1/2' SET BACK FROM CITY WATER MAIN LINE
- EXISTING PROPERTY IS R-1
- CONFIRM NO NEIGHBORS HAVE ISSUES
- PUBLIC HEARING SET FOR 5:00 P.M., OCT. 18TH

From: Jason Nazarenko <jasonnazarenko@gmail.com>
Sent: Thursday, October 19, 2023 7:32 AM
To: Ben Woodard; Joe Ross; Linda Brazzeal; Mark Johnson; Mayor Mac Caradine; Tim Risley; lindacsd@bellsouth.net; mertice kray
Subject: Special use permit for McCarthy

Mayor Caradine,

The planning committee met at City Hall on October 18th after the information about the Special Use Permit concerning greenhouses and a root cellar being installed on the Mccarthy property on Harding. The public hearing was open first with a few residents attending all in favor of the Green Houses to be installed on the property. There were no opposed comments or parties that were against the project in anyway, Following the public, hearing, the planning meeting was opened, A quorum was established, and a unanimous vote was taken to issue the special use permit to Linda in Pat McCarthy for this project. Tim Risley took the minutes and will forward a copy to you for record.

Please let me know if there are any questions concerning this and thank you very much for ensuring that the McCarthy's receive the Special Use Permit.

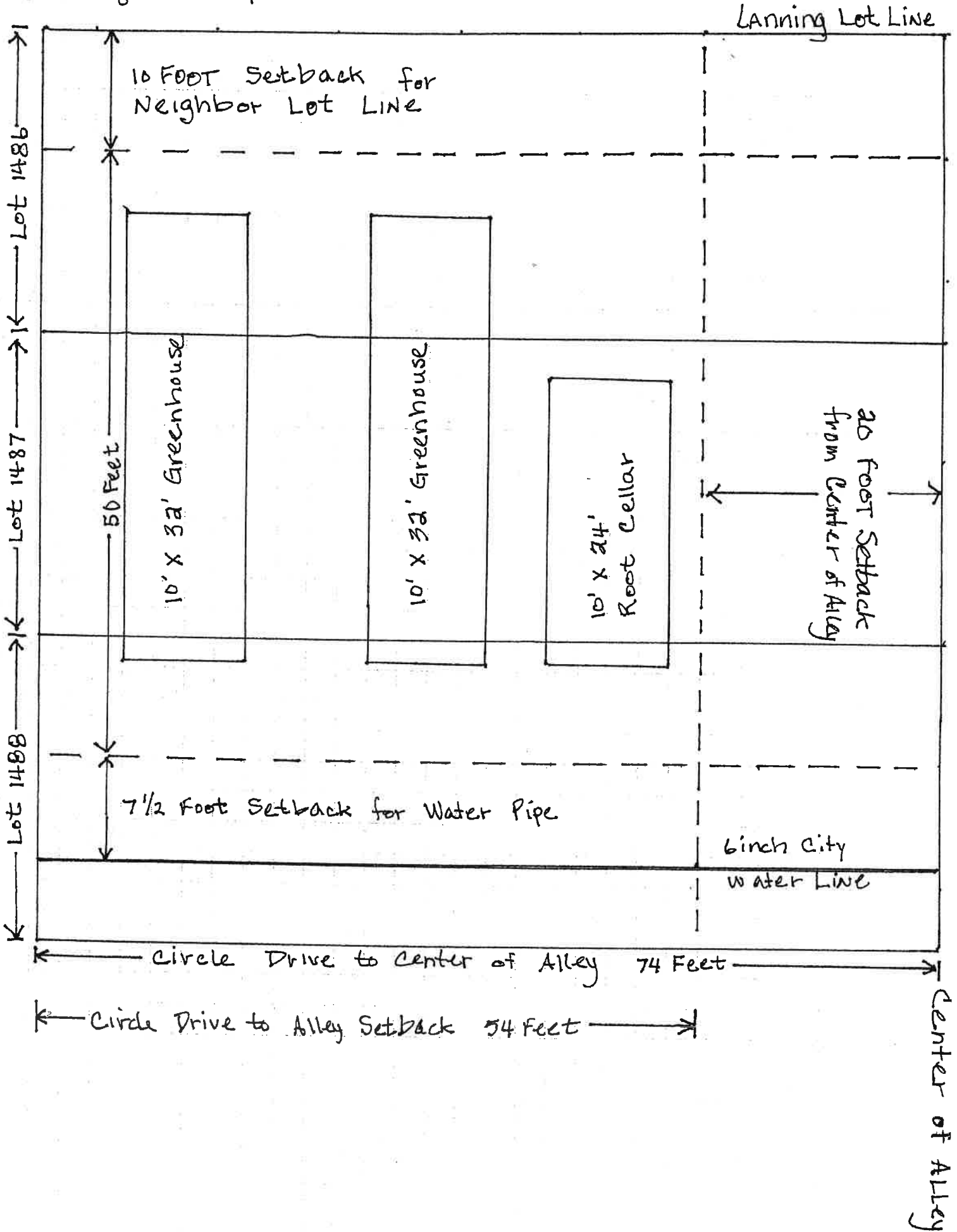
Very Respectfully,

Jason Nazarenko

www.linkedin.com/in/nazarenkoja

931-627-5056

Scale 1" = 10 feet
4 Squares per inch



AFFIDAVIT OF PUBLICATION

State of Arkansas, County of Baxter, ss:

I Samantha Hatten being duly sworn according to law, state that I represent the publisher of the Baxter Bulletin, a daily newspaper in said county, and that I am duly authorized to and do make this affidavit for the dates of publication herein after stated, and that said newspaper has a bona fide circulation in said county at said dates, and has been published in said county for a period of more than one month next before the date of the first publication of the advertisement hereto annexed, and that the said advertisement was published in said newspaper on the following dates:

From 10/05/2023 to 10/11/2023 both inclusive.

1st insertion, Vol. 122, No. 202, 10/05/2023

2nd insertion, Vol. 122, No. 211, 10/11/2023

3rd insertion, Vol. , No. ,

4th insertion, Vol. , No. ,

Account#8004632

Ad#159621

Samantha Hatten

Subscribed to and sworn to before me this 10/11/2023

[Signature]
Notary

My commission expires 8/10/28

Filed and Recorded _____

(Publication Fee, \$38.50)

DEYET L. LOONEY
Notary Public-State of Arkansas
Baxter County
My Commission Expires 08-10-2028
Commission # 12704797

The Cotter Planning and Zoning Board will have a meeting on Wednesday, October 18, 2023, at 5:00 pm for public comments on a Special Use Permit request to build Greenhouse/Root Cellar for personal use at 614 Harding Blvd in Cotter. The meeting is open to the public. Meeting for public comments will be held at Cotter City Hall, 115 McLean Ave. After Public Comments, the Planning Board shall meet to act on the Special Use Permit application.

The Cotter Planning and Zoning Board will have a meeting on Wednesday, October 18, 2023, at 5:00 pm for public comments on a Special Use Permit request to build Greenhouse/Root Cellar for personal use at 614 Harding Blvd in Cotter. The meeting is open to the public. Meeting for public comments will be held at Cotter City Hall, 115 McLean Ave. After Public Comments, the Planning Board shall meet to act on the Special Use Permit application.