

City of Benton

October 14, 2025

Commissions Committee Meeting Minutes

Committee Members:

Ann Spencer-Cole, Chair – Present Evelyn Reed, Vice Chair - Present
Frank Baptist - Present Steve Brown - Present
Bill Donnor - Absent Jeff Morrow – Absent
Judd Hart - Present Trevor Villines - Present
Steve Lee – Absent Jeff Hamm – Present
Staff Liaison: Toby Hirscheider – Present
Mayor: Tom Farmer – Present

Council Member Spencer-Cole – Good evening, we're calling our commission's committee meeting to order.

Roll was taken

Statement of FOIA Compliance was read and all present agreed.

First order of business is to approve September 2025 minutes. All approved

Council Member Spencer-Cole – Next on our agenda We have the information from our A&P, Council Member Brown.

Council Member Brown – We are bringing forward a resolution reappointing Elgin Hamner as commissioner. Other than that, we have nothing else.

Council Member Spencer Cole – Thank you sir. OK, next is information from our P&Z Commission. We have an ordinance to rezone 2011 Watts Road from R1 to R5. The property owner is Lance Armstrong He wants to build quadplexes and the purpose of this is to have more affordable housing is going to be a one bedroom 1 bath. Do you have any discussions? Next, we have ordinance to rezone 15228 I-30 Blue Heaven property from C3 and R5 to C3 ONLY, and this is just so that all the property that the building is on is all zoned commercial.

Council Member Hart – So I am confused, is all the property zoned R5?

Council Member Spencer-Cole – Some of it is C3 and some of it is R5, they are just wanting all of the property that the restaurant is on be zoned commercial. Next is an ordinance to rezone 2319 Kelso Circle from R2 to C2. Any discussion about this property? Next is an ordinance to rezone 825 N Main Street from R2 to C1. This is where A Kids Place daycare is located and they are just wanting the property to be zoned commercial. Any discussion? Next we have an ordinance to rezone Silicia Heights Road from AG to C2. This is where Hope consulting on behalf of JaCo property wants to rezone this property.

Council Member Hart – And where is this again?

Council Member Spencer-Cole – On Silicia Heights Road. The purpose of this property, nothing is proposed yet, but he was thinking maybe of a little gas station or restaurant. So this would go from Agriculture to Commercial. Any discussion? Next on the agenda, the Ordinance to increase Rezone/Conditional Use fee and the Ordinance for Rezone/Conditional Use Notice requirements have been tabled until November. We have Mr. Anthony here if you have any further questions. Any questions from the council? Any questions from the public? Seeing then I call this meeting adjourned.