



CENTERTON PLANNING COMMISSION
August 16, 2022 @ 6:00 PM
AGENDA

Public comment period after the introduction of each agenda item

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES –**
 - A. Planning Minutes – 08/02/22
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
5. **OLD BUSINESS**
 - A.
6. **NEW BUSINESS**
 - A. **DEV22-02 SAVING GRACE-Preliminary LSD-12161 Hwy 72W- (49 Ac / Zoned A1) Developer: Saving Grace, Becky Schaffer; Engr: Sand Creek Engineering, Anthony Ferreyra (Planner: Dianne Morrison Lloyd)**
 - **Preliminary Plans**
 - B. **SUB19-10 Wynnbrooke-Final Plat- S Coffelt Cemetery Rd- (County / 29.79 Ac / 28 SF Lots) Developer: JDH Holding, LLC, Jerry Hawkins; Engr: ECE, Jason Ingalls (Planner: Donna Wonsower)**
 - **Final Plat**
7. **OTHER BUSINESS**
8. **ANNOUNCEMENTS**
 - A. **Next Tech Review Meeting: 08/25/22 /2022 @ 2:00 PM (Zoom)**
 - B. **Next PC Meeting: 09/06/2022 @ 6:00 PM**
 - C. **Next Council Meeting: 09/13/2022 @ 6:00 PM**
9. **ADJOURN**

NOTE: Although every effort on the part of the Planning Dept. is made to assure every Agenda is accurate and precise, periodically, for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice. Citizens are encouraged to call City Hall/Planning Dept. (479-795-2750-option 4) to verify if an item of interest remains scheduled to be heard on this date.



**PLANNING COMMISSION
MINUTES OF MEETING
August 16, 2022**

1. CALL TO ORDER

The Meeting of the Centerton Planning Commission was called to order by Planning Vice Chairman Joey Ingle at 6:00 p.m. in Chairman Jeff Seyfarth's absence.

2. ROLL CALL

Those Present and answering Roll Call were, Joey Ingle, Brandon Swoboda, John Sessoms, Craig Langford, Jerry Harris, Tony Davis, and Ben Lewis. Others in attendance for the city were, Sr. Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, City Planner Erik Nystrom, City Engineer Alan Craighead, Fire Marshal Paul Higginbotham, City Mayor Bill Edwards, Public Works Director Edgar Barroso (Zoom), City Attorney Brian Rabal and Planning Assistant/ Recorder Kayla Craft.

3. APPROVAL OF MINUTES

Joey Ingle asked for a motion to approve minutes from the 08/02/2022 Planning Commission Meeting.

Jerry Harris made a motion to approve minutes from 08/02/2022 Planning Commission Meeting, with a Second from John Sessoms. All Commission Members voted in favor and the motion carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS-NONE

5. OLD BUSINESS – NONE

6. NEW BUSINESS

A. DEV22-02 SAVING GRACE-Preliminary LSD-12161 Hwy 72W- (49 Ac / Zoned A1)
Developer: Saving Grace, Becky Schaffer; Engr: Sand Creek Engineering, Anthony Ferreyra (Planner: Dianne Morrison Lloyd)

• Preliminary Plat

- Joey Ingle introduced the project, giving a brief overview.
- Anthony Ferreyra was present to represent the project. They gave a brief project overview, summarizing that there will be a water and sewer extension, as well as the addition of parking. Saving Grace is a home for girls aging out of the foster

- care system to teach real-world applicable skills.
- Dianne Morrison Lloyd gave the staff overview. She highlighted this project has a previously approved PUD. She summarized Saving Grace's goals to teach young women life skills and explained the development plans to add parking spaces. There are no major additions, with plans to widen the entrance, and extend utilities with conjunction to the subdivision nearby, Big Sky phase 2. The development will not be adding additional buildings, only renovating existing buildings. 10-ft of ROW will be dedicated on Hwy 72 for a total ROW of 100-ft and an additional 40-ft of ROW on Bullock Rd. There will be no roadway improvements at this time, with only fire-access being available on Bullock Rd, and Hwy 72 is a state highway.
- Joey Ingle clarified that the development will be tying their utilities into the subdivision to the south, Big Sky phase 2. Additionally, the developers fulfilled Engineer Alan Craighead's request for ADA and grading for the parking. Alan confirmed the information received was sufficient and clarified for Joey Ingle that the developers did submit a drainage letter; however, any impact to the drainage for these improvements would be minor.

With all questions and concerns being addressed, John Sessoms motioned to approve DEV22-02 Saving Grace Preliminary Large-Scale Development, with Ben Lewis as second. All were in favor, with none opposed and the motion was carried.

B. SUB19-10 Wynnbrooke-Final Plat- S Coffelt Cemetery Rd- (County / 29.79 Ac / 28 SF Lots)
Developer: JDH Holding, LLC, Jerry Hawkins; Engr: ECE, Jason Ingalls (Planner: Donna Wonsower)

- **Final Plat**

- Joey Ingle gave a brief project overview. There was no one present to represent the project.
- Donna Wonsower gave the staff overview. The project is right outside of Centerton's city limits. There are 27 lots instead of 28 due to requirements from ADH because of the septic. There were delays due to difficulties with the waterline. The city has inspected the site and has approved. The developers have addressed all site concerns. There are minimal comments left on the plans, with covenants and street improvements being approved and complete. The drainage report has also been approved. Due to location, the utilities are in Highfill's jurisdiction. Because of the waterline issues, there are no fire hydrants. There was no waterline big enough to connect to, but there are hydrants off-site and close by. The road was paved when the waterline was extended.
- The commission had concerns about the lack of fire hydrants. Fire Marshal Paul Higginbotham stepped up to comment the project was approved before he took the position, so he did not have much backstory on the decision, but from his research he found that the minimum water line required to hook up to fire hydrants is 6-inches and the largest waterline the development could secure was 3 inches. John Sessoms was concerned about the viability of transporting enough water to sustain a neighborhood without fire hydrants, but Paul stated it was possible.
- Joey Ingle brought up concerns about fire code, in which Paul stated it was his understanding it does meet fire code, though the project was approved before his time in the position. The project has made it through utilities and state

- requirements, but he did not have much more information.
- Other outstanding requirements included correcting the address to City Hall, and Alan had a few comments about having the Record Drawings updated to reflect the pipe adjustments made for drainage. Joey clarified all the roads are private.


With all comments and concerns being addressed, John Sessoms motioned to approve SUB19-10 WynnBrooke Final Plat with a second from Tony Davis. All members were in favor, with none opposed. The motion carried.

7. ANNOUNCEMENTS

- A.) Next Council Meeting: 08/25/2022 @ 6:00 PM**
- B.) Next PC Meeting: 09/06/2022 @ 6:00 PM**
- C.) Next Tech Review Meeting: 09/13/2022 @ 2:00 PM (Zoom)**

8. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 6:13 pm, with a Second from Tony Davis. All Commission members voted in favor the meeting was adjourned



**Jeff Seyfarth – Planning Chair
Centerton Planning Commission**

Minutes Prepared By: Kayla Craft