



**PLANNING COMMISSION
MINUTES OF MEETING
NOVEMBER 16, 2021**

(1) CALL TO ORDER –

The Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:02 p.m.

(2) ROLL CALL –

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Craig Langford, Jerry Harris, John Sessoms, Tony Davis, and Ben Lewis (remote). Amber Beale was absent. Others in attendance for the City were Mayor Bill Edwards, City Clerk/Recorder Todd Wright (remote), City Attorney Brian Rabal, Planning Director Lorene Burns, Senior Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, Planning Assistant Laura Crite, Fire Marshal Paul Higginbotham, and Director of Public Works Lance Johnson.

(3) APPROVAL OF MINUTES -

Chairman Jeff Seyfarth said the Minutes of the 11/02/2021 Planning Commission Meeting.

Jerry Harris made a motion to Approve the Meeting Minutes from 11/02/2021, with a 2nd from Tony Davis. All Commission Members voted in favor and the motion carried.

(4) RATIFICATION OF ADMINISTRATIVE APPROVALS –

A. HOP21-43 Curt777 – 1541 Forest Drive (Morningside / R2 / Online Sales)

B. HOP21-44 Matthews Built, LLC – 122 Fall Avenue (Willow Crossing Phase 1 / RTH-MF / IT and Computer Training)

C. HOP21-45 Bacon Games, LLC – 931 Harvest Street (Black Springs / R2 / Tabletop Game Sales)

D. HOP21-47 Urban Flock – 5506 Town Vu (A-1 / Christmas Tree Lot)

John Sessoms made a motion to Ratify the Administrative Approval as presented, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

(5) OLD BUSINESS -

A. DEV21:08: Christian Life Center Fee-In-Lieu – West side of Gamble Road between Tyler Street and Seba Road (R3-SF / 2.80 Acres) –

Chairman Jeff Seyfarth introduced the item to the Commission.

City Planner Donna Wonsower addressed the Commission, stating that PC has seen this item previously, but the Staff was still working through the Adjacent Street Agreement at that time. She said that Staff, Engineering and Public Works have reviewed the proposal, and have agreed to allow a Fee-In-Lieu for improvements to Gamble Road, in the amount of \$60,962.69. The agreement and details of the required improvements were included in the PC packets.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Joey Ingle made a motion to Approve DEV21-08: Christian Life Center Fee-In-Lieu – West side of Gamble Road between Tyler Street and Seba Road (R3-SF / 2.80 Acres), with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

(6) NEW BUSINESS -

A. REZ21-32: Silver Dreams – NE/C S. Main Street and Brookside Road (A1 to R3-D / 10.05 Acres) –

Chairman Jeff Seyfarth introduced the item to the Commission.

Shekar Dadi addressed the Commission, giving a brief overview of the request to rezone 10.05 Acres on Brookside Road from A1 to R3-D.

City Planner Donna Wonsower addressed the Commission, giving an overview of the Rezone Request from A1 to R3-D, for development of 10.05 Acres for a duplex subdivision. She said PC saw this item earlier this year, as part of a Tract Split. She said the parcel is along S. Main Street, which is a Minor Arterial, and Brookside Road, which is a Major Collector. She said the property has access to Water, but not Sewer currently. She said there is a Floodplain and Floodway on the northeast corner of the property, next to Little Osage Creek. She said Wetlands are also shown, so a Wetland Assessment will be required prior to any construction. She said there is R3-SF to the east and west, R3-D to the east, as well as Industrial Use to the east and A1 to the north. She said this area is developing rapidly away from Agricultural Use. She said the request would be considered compatible with the rapid growth of the surrounding area and consistent with the Land Use designation, as well as the Comprehensive Plan, aside from the Parks & Open Space area on the northeast corner (which is in a Floodway).

John Sessoms made a motion to Open the Public Hearing for REZ21-32: Silver Dreams – NE/C S. Main Street and Brookside Road (A1 to R3-D / 10.05 Acres), with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth opened the meeting to Public Comments.

Public Comments:

Glen Patterson - 5811 Brookside Road – Mr. Patterson addressed the Commission, stating that his property was in the middle of all of this development. He asked if the City of Centerton and the City of Bentonville have communicated regarding the Floodplain and drainage in this area. Donna Wonsower said that the City of Bentonville has been sent this project and they are aware. Patterson stated that an engineer would need to review this and take responsibility.

Jerry Harris made a motion to Close the Public Hearing for REZ21-32: Silver Dreams – NE/C S. Main Street and Brookside Road (A1 to R3-D / 10.05 Acres), with a 2nd from John Sessoms. All Members voted in favor and the motion carried

Chairman Seyfarth asked the Commissioners if they had any questions or comments. There were none.

Chairman Seyfarth asked the Commissions to consider the five (5) rezone criteria items

- 1) Is the rezoning consistent with the Adopted Comprehensive Plan (including the Adopted Land Use Plan)? If not, why? – Yes.** Chairman Seyfarth said this proposal for Residential Use is consistent with the intended Land Use and Density. **PC was in agreement that the request is considered consistent with the Comprehensive Plan and the Adopted Land Use Plan.**

- 2) **Is the proposed rezoning compatible with the surrounding area and zones - YES.** Chairman Seyfarth said they are proposing Residential Use and there is other Residential Use in the area, as well as some other duplexes **PC was in agreement that the request is compatible with the surrounding area.**
- 3) **Would all of the permitted uses in the new zone be compatible in this location and surrounding areas? - YES.** Chairman Seyfarth said they are proposing Residential Use. **PC was in agreement that the request is compatible in this area.**
- 4) **Would the Rezoning provide a benefit to one land owner, but not be considered for other similar properties in this area? - No.** Chairman Seyfarth said he didn't think there was any benefit provided in this case. **PC was in agreement that there is not a non-shared benefit for this request.**
- 5) **If the public is opposed, why? Are the objections based upon factual information relating directly to this request or opinion based? Does any factual information presented apply to this rezoning situation? YES.** Chairman Seyfarth said there was a public comment regarding water flow in the area. He said the plan has been sent to the City of Bentonville, and drainage would be addressed at the development phase. **There were no additional comments from PC.**

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Tony Davis made a motion to Approve REZ21-32: Silver Dreams – NE/C S. Main Street and Brookside Road (A1 to R3-D / 10.05 Acres), with a 2nd from Joey Ingle. There was a roll call. All Commission Members voted in favor, except for Devin Murphy, who Abstained, and the motion carried.

B. {PUBLIC HEARING} CU21-10: Hitched RV Park – 11673 W. AR Hwy 72 (C2 / 6.23 Acres) Recreational Vehicle Park –

Chairman Jeff Seyfarth introduced the item to the Commission.

Jason Ingalls with Expedient Civil Engineering addressed the Commission, giving a brief presentation of the proposal for a 50-space Recreational Vehicle Park, with full hook-ups on W. Hwy 72. He said maximum stay for an RV, in a Conditional Use, would be for 30 days. He said the Office would be open 6:00am to 10:00pm for check-ins. He said they are proposing to screen the subdivision to the west, along with a 25-ft Green Space and an 18-ft driveway path; placing the vehicles at least 43-ft from the property lines to the west.

Senior Planner Dianne Morrison Lloyd addressed the Commission, giving an overview of the request for a Conditional Use Permit for a 50-Unit Recreational Vehicle Park on W.

Hwy 72. She said an RV Park would be a Conditional Use in C-2. She said they have provided a proposed Development Plan to Staff, and the intent of the property owner is to develop the RV Park immediately. She said the property is on W. Hwy 72 and is adjacent to the Orchard Park Subdivision. She said the property across Hwy 72 is in Benton County. She said the Crazy Carwash is adjacent to the property on the south. She said there is no Floodplain or Wetlands on the property. She said they are proposing fifty (50) RV spaces with full hook-ups, showers, restrooms, and a small portable office. She said the park would be open 24hrs/day, 365 days/year. She said they are proposing one (1) employee in the office, and one (1) additional employee for daily maintenance, cleaning, and site upkeep. She said each RV space will accommodate one (1) RV and a vehicle. She said additional parking spaces are provided next to the rest rooms and showers. She said there are no outdoor fire pits, picnic tables or grills being proposed. She said allowable Uses for C-2 are businesses that cater to highway traffic, such as service stations, drive-in restaurants, supermarkets, auto detail, auto sales, pawn shops, etc. She stated that Orchard Park Subdivision is to the west, Big Sky Subdivision is to the north and the Crazy Carwash is to the south. She said AR Hwy 72 is designated as a Major Arterial Road with 100' ROW, and we would require ROW dedication with the LSD. She listed the planned site modifications, including the requirement to construct any fencing along the Orchard Park Subdivision, which is currently not built. She said they are proposing a landscape buffer with evergreen trees. She said this proposal does follow several Comprehensive Plan recommendations, and she detailed some of those.

Chairman Seyfarth asked if there were any questions or comments from Staff or the Commissioners. There were none.

Joey Ingle made a motion to Open the Public Hearing for CU21-10: Hitched RV Park – 11673 W. AR Hwy 72 (C2 / 6.23 Acres) Recreational Vehicle Park, with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

Seyfarth said we did receive several e-mails regarding this request, questioning effect on home values, crime, noise, policing of the 30-day stay, compatibility, lack of notification, etc. Seyfarth said Staff did respond that legal notification requirements had been met.

Dianne Morrison Lloyd read the e-mail of **Doug Tapp (Director of Planning for Bella Vista)** aloud. He opposed the request, stating concerns with location adjacent to subdivisions, desirability, and an inappropriate Commercial Use for the area.

Chairman Seyfarth opened the meeting to Public Comments.

Public Comments:

Dean Crowder – 11682 W. Hwy 72 – Opposed to the request. Concerned with location near residential homes, effect on home values, insufficient stacking and parking off the highway and traffic safety on a curve in the highway.

Chris Johnson– 12184 Lost Oak Drive – Opposed to the request. Concerned with noise, location near school traffic, effect on home values, reduction in tax revenue for the city, no redeeming value to the local residents and location near nicer homes.

Anthony Reynaldi – 641 Rayburne Ct. – Opposed to the request. Concerned with effect on home values, traffic safety, environmental issues.

Rick Sermons – 521 Cortland Street – Questioned if there would be a dump tank on site. Seyfarth said the proposal is for sewer service for each site. Sermons asked if the site would be paved. Seyfarth said we don't know yet, as that would come at the development phase. Sermons opposed to the request. Concerned with noise, cleanliness, effect on home values, and demand on law enforcement; access and use of adjacent neighborhood amenities, crime, and safety. He recommended a Storage Facility in this location.

Megan Carry – 3701 Ambrosia Street – Opposed to the request. Concerned with length-of-stay management, dumpster capacity and location, sewage disposal, location near residential homes, crime, and safety.

Darshell Stephens – 12180 W. Hwy 72 – Opposed to the request. Concurred with all previous comments against the proposal.

Christina Gross – 751 Melrose Place – Opposed to the request.

Jaimie Alarcon – 3630 Macintosh Way – Opposed to the request. Concerned with trash, dumpsters attracting wildlife, safety for children and crime.

Laura Killam – 611 Gala Circle– Opposed to the request. Concurred with all previous comments against the proposal.

Amy Rochette – 3711 Bitterroot Street – Opposed to the request. Concurred with all previous comments against the proposal. Expressed concern with location, traffic safety and term of stay.

Donald Bourg – 11724 Alconbury Ct. – Opposed to the request. His house backs up to the Crazy Carwash. He said his back yard would look directly into the proposed RV Park. Does not believe it is a good fit for this location.

Ryan Foster – 11848 Lakenheath Dr. (Waterford Park POA) – Represents the nineteen (19) homes in Waterford Park, in opposing the request. Concurred with all previous comments against the proposal. He said his back yard would look into the proposed RV Park. He asked if approved, that there would be screening to the south. He stated that this is a poor location for an RV Park. He said he has already had negative experiences with RVs on this property.

David Holman – Waterford Park – Opposed to the request. Concurred with all previous comments against the proposal. He expressed concern with safety and the effect on property values.

Joel Earl – 353 Seba Road – Opposed to the request. Concurred with all previous comments against the proposal. Expressed concern with the location.

Mario Yarnell Gonzalez – Orchard Park – Opposed to the request. Concurred with all previous comments against the proposal. Expressed concern with safety for children in the area.

Mary McDaniel– 1164 Teddington Ct. – Opposed to the request. Concurred with all previous comments against the proposal. She expressed concern with demand on city resources.

Fallon Curry – Greenstone Subdivision – Opposed to the request. Concurred with all previous comments against the proposal. Expressed concern with the location, crime, traffic safety.

Tim Choate – 11712 Alconbury Ct. – Opposed to the request. Expressed concern with rundown of the property over time, crime, and safety.

John Harvester – 600 Gala Circle – Opposed to the request.

Albert Hill – 730 Melrose Place – Opposed to the request. Concurred with all previous comments against the proposal.

Joey Ingle made a motion to Close the Public Hearing for CU21-10: Hitched RV Park – 11673 W. AR Hwy 72 (C2 / 6.23 Acres) Recreational Vehicle Park, with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

Jason Ingalls addressed the Commission, stating that he disagreed with the concern that an RV Park would create a loss in property value for surrounding properties. He explained the appraisal process, as he understood it, concerning the use of three (3) “comps” to help assign a value to a home. He pointed out that Hwy 72 has 8-9’ shoulders, to allow for queuing of vehicles on the side. He said engineering could also look at a deceleration lane, during the development phase of the project. He explained how chemicals are dealt with, in an RV situation. He said each space would have a sewer connection for the wastewater. He said they will have a groundskeeper to keep up the property. He pointed out that a Conditional Use allows for conditions and expectations. He said screening to the southwest is definitely an option. He said fencing could be an option to address safety concerns. He pointed out that Hwy 72 is a State Highway and that the C-2 Zoning would allow for other Uses that would create a lot more trip generation.

Dianne Morrison Lloyd detailed the **Special Conditions** as follows (abbreviated):

- **Terms of Approval** – Indefinite period of time
- **Setbacks** – (Front) 50' from Planning ROW, (Rear) 25' from PL
- **LSD** – Submitted and is under review
- **Maintenance** – Property owner is responsible
- **ADA Accommodations** – Encouraged w/ owner liability
- **Screening** – 6' Privacy fence were missing on west. 25' Green Space w/ evergreens. Any outdoor material must be screened
- **Lighting** – Photometric Plan required with LSD. Lighting required at entrances off Hwy 72
- **Noise** – Must comply w/ City Ordinances
- **Trash Disposal** – On-site dumpster(s)
- **Residential Compatibility Standards** – Must meet all standards
- **Building** – Any portable buildings shall be constructed on permanent or temporary foundation, and must have sufficient screening

General Conditions as follows (abbreviated):

- **Building Requirements** – Apply to Building Codes and Inspections
- **Sign Permit** – If required
- **Public Health Inspections** – Business shall apply for all Inspections, Permits and Licenses necessary for operation
- **Licenses and Permits** – Business shall obtain City Business License and all other Permits/ Licenses required.
- **Future Modifications** – Any modifications may require separate review and approval and shall comply with all City Codes and Regulations
- **Periodic Review** – This permit will be subject to review by the Planning Department, should any issues arise
- **Complaints** – This permit may be brought back to the PC for amended terms or revocation, for complaints from neighbors or city personnel
- **Basis for Termination** – Violation of any listed conditions could be basis for termination of the CUP

Chairman Seyfarth asked if there were any other questions or comments from the Commission or City Staff.

John Sessoms asked for a review of allowed Uses for C-2. Dianne provided that information. Sessoms stated how important Commercial land in our town is, expressing that the Commercial Use should be a support to the neighborhoods around it.

Tony Davis said he did not feel that an RV Park was a Commercial Use. He said he feels there is a potential for traffic safety issues in this location. He said he did not feel that Centerton is a destination area for RV use.

Joey Ingle stated that when we were working on the Comprehensive Plan, we concentrated on the Hwy 72 corridor being a main Commercial artery for Centerton. He said he supports Commercial Use along Hwy 72 but does not feel that an RV Park is best suited next to established residential neighborhoods.

Ben Lewis agreed with Ingle and Sessoms, that the Use should support the surrounding neighborhoods. He said he did not feel the request was appropriate in this area.

Chairman Seyfarth said there have been some trails developed into the surrounding subdivisions, but they are not there for the transient population of an RV Park. He said he doesn't feel that this was a good fit in this location. He said everyone we heard from this evening was opposed to this proposal.

Chairman Seyfarth asked if there were any other questions or comments from the Commission or City Staff. There were none.

Joey Ingle made a motion to Approve CU21-10: Hitched RV Park – 11673 W. AR Hwy 72 (C2 / 6.23 Acres) Recreational Vehicle Park, with a 2nd from Devin Murphy. There was a Roll Call. All Commission Members voted NO, and the motion was denied.

C. {PUBLIC HEARING} PUD21-04: Terra Rose – 148 Seba Road (C3 / 19.5 Acres)

Chairman Jeff Seyfarth introduced the item to the Commission.

Property Owner/Applicant Josh Isabell addressed the Commission, giving a brief overview of the request for a PUD for 19.5 acres on Seba Road and Hwy 102B. He said they have owned the property for a few years and have spent quite a bit of time trying to figure out what would be a good Use for this Neighborhood Commercial (C3) property. He said there are residents around the property, so it is important that they get it right. He said they have looked at a couple of ideas of what would best serve the property and have come up with this PUD. He said they are proposing a full-service Recreational Facility, which will include a family pool, lap pool, indoor and outdoor basketball courts, indoor and outdoor pickle ball courts, weight room, a cycling room, multi-purpose fitness room, outdoor walking trail and on-site childcare. He said they are also proposing a Commercial Daycare Facility (Casa Castillo). He said it will be relocated in the northwest corner. He said the layout of the PUD was done in a way that the office facilities near the residences on Chattie Drive would be closed by 5:00pm. He said they are also proposing two (2) small office buildings, a single 2-story residential storage building, with all interior

storage. He said it will look and feel like an office building, with the same façade as the Fitness facility. He said there will be a boulevard between them. He said lastly, they are proposing a small retail plaza, convenience store and restaurant along Seba Road. He said they have been purposeful in the access to the facilities off Seba Road, to account for traffic safety. He said their intent for the property was for a mixed-use development. He said the storage facility helps make the financials work for the property. He said the plan is to develop it in phases, with the Daycare as Phase 1, and the Storage as Phase 2 and Fitness Center as Phase 3. He said Phase 2 and 3 is proposed to be built at the same time. He said with roads and infrastructure, a lot of the development will happen at the same time.

City Planner Donna Wonsower addressed the Commission, giving an overview of the PUD Request. She said there is a summary of the PUD Code in the PC packets. She said they are proposing mixed uses, and some are allowed by right, and others as a Conditional Use. She said the existing Casa Castillo Childcare Facility is allowed by right and will be relocated to the northwest corner of the property. She said office facilities are allowed by right. She said the Recreational Use Facility would require a Conditional Use Permit. She said the retail center, convenience store and restaurant would also require Conditional Use Permits. She said a warehouse mini storage would have been generally a non-allowable Use, but it was redesigned to be an Indoor-only, climate-controlled facility, with no outdoor storage. She said the PUD will be entirely owned by the Isabell's. She said the design generally places the structures to the outside of the property, with the parking contained on the inside. She said there is a boulevard connection to Spur Ln, which will help with the adjacent street connections to adjacent streets. She said there is a proposed walking trail loop around the commercial section, accessible by employees and Centerton residents. She said there will be sidewalk improvements along the roads, as well, for improved pedestrian access. She said the proposal contains about 32% Open Space. She said there is a proposed 0.48 Acre detention pond. She said the proposed architecture is consistent with the PUD Code. She said they have requested a variance for the parking, with Staff finding the proposal as sufficient, as the mixed-uses would have varied parking needs, allowing for shared parking in some instances. She said the standard parking requirements would be for 888 spaces, and they are proposing 665 spaces. She said this property is part of a larger Neighborhood Commercial area. She said it has the ability to serve a larger portion of the city than just the surrounding neighborhoods, due to its size. She said given the mix of uses and what is being proposed, along with the conditions limiting Uses to Neighborhood Commercial Use, she feels this proposal would be able to fill a lot of the city's needs for Commercial Use in this area. She said there will need to be a Dedication Plat, dedicating ROW for utilities, prior to any commercial development on the property. She said the internal streets are intended to be private streets.

John Sessoms made a motion to Open the Public Hearing for PUD21-04: Terra Rose – 148 Seba Road (C3 / 19.5 Acres), with a 2nd from Tony Davis. All Commission Members voted in favor and the motion carried.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

Public Comments:

Zach Bosquez – 1200 Chattie Drive – He was fine with the overall proposal but expressed a concern with traffic safety in the subdivision due to the use of the Spur Ln. He also asked about any buffer between the commercial use and his neighborhood.

Shanna Robertson – 1250 Chattie Drive – She was fine with the overall proposal but expressed a concern with traffic safety in the subdivision due to the use of the Spur Ln. She also asked about any proposed buffer or fence between the Commercial Use and this neighborhood. She also asked about the location of the walking trail and dumpsters.

Don Liebzeit – 1231 Chattie Drive – He asked what triggers the widening of Main Street and the connection to Hwy 72. Chairman Seyfarth stated that it is a State Hwy and is subject to their criteria. Lorene Burns said a Traffic Study by the developer, reviewed by the State Highway Department, is normally required for developments such as these, to help determine what the appropriate improvements should be.

Pablo Reznicek – 1220 Chattie Drive – He was fine with the overall proposal but expressed a concern with traffic safety in the subdivision due to the use of the Spur Ln. He asked that the spur not be used. He asked that a playground be installed there. He expressed a safety and crime concern, regarding access to trails on the property during the evening. He also asked that site lighting not have an effect on the rear yards of the adjacent properties.

Nancy Guido – 1130 Chattie Drive – She expressed a concern with site lighting coming into her rear yard. She asked for consideration of moving the office facilities to the east side of the property and placing a park, with a berm, on the west. She recommended placing a wall, for a sound barrier. She expressed concern with traffic from the use of the Spur Ln. She expressed concern with drainage from the detention pond. Chairman Seyfarth explained that there are different types of detention/retention ponds, with some holding water and some not. She expressed concern with a high-volume coffee shop possibly going in. She also expressed concern with location of trash dumpsters and the attraction of wildlife. She supports the Casa Castillo Daycare location.

Mary Minnick – 1110 Chattie Drive – She was fine with the overall proposal but expressed a concern with noise from the development and traffic safety in the subdivision due to the use of the Spur Ln.

Joel Earl – 353 Seba Road – He was fine with the overall proposal but expressed a concern with the use of the Spur Ln. Supports the proposed amenities for the city of Centerton.

Kristen Earl – 353 Seba Road – She expressed a concern with the use of the Spur Ln.

Sue Liebzeit – 1231 Chattie Drive – She was in support of the overall proposal but expressed concern with added traffic from the use of the Spur Ln.

Joey Ingle made a motion to Close the Public Hearing for PUD21-04: Terra Rose – 148 Seba Road (C3 / 19.5 Acres, with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

Addison Bliss with Veritas Architecture and Design addressed the Commission, stating that they had not heavily considered options other than the spur road, because it already exists. He said in discussions with Staff, that Spur Ln was already intended as a connection through there. He said Isabell Blvd. is designed intentionally to slow down traffic. He said they are willing to use any tools at their disposal to calm the traffic. He said Site Lighting, Screening and function of the detention pond will be determined with the LSD.

Donna Wonsower briefly touched on some of the **General PUD Conditions**, such as:

- **Permitted Uses / Conditional Uses** – Mixed, as presented
- **Setbacks** – Allowed per requested tables
- **Open Space** – No less than 31%
- **Ownership & Maintenance** – Terra Rose Properties
- **Landscaping & Tree Preservation** – To greatest extent possible. Plan to be submitted with LSD
- **Parking** – Allowed to be shared between Commercial Uses
- **Signage** – General Condition Requirements
- **Street Trees** – To be installed along Seba Road & N. Main Street, along with internal private streets
- **Residential Compatibility Standards** – LSD to meet Code
- **General Regulations / Design Standards** – LSD to follow Code
- **ROW Dedications** – Dedication Plat required
- **Street Connections** – Single connections on Seba Road and N. Main Street (lining up with Spur Ln)
- **Internal Streets** – Private
- **Trail Connections** – 10' Trails adjacent to Seba Road and N. Main Street
- **Sidewalks** – Internal sidewalks to be worked out with the LSD
- **Traffic Study** – Required to be provided by the developer
- **Term of Approval** – Indefinite
- **LSD** – Required
- **PUD Code** – To follow Code
- **Fire Code** – Must comply with Code

- **Amendments** – Would require a new PUD Application
- **Complaints** – Grounds for review

Chairman Seyfarth stated that Site Lighting will be regulated by Code. He described different types of detention ponds. He asked the Commission's opinion about Spur Ln, stating that he was in favor of using it.

Joey Ingle showed appreciation to the developer for listening to previous discussion about Use for this property. He said he sees both arguments about the spur road but understood that it was always to remain as access for Emergency Services to the neighborhood. He said he felt the design of Isabell Blvd does have traffic control in mind. He said he felt it would also be beneficial for the neighbor, to have access to Main Street.

John Sessoms was in favor of the Spur Ln. He also supported the mixed uses being proposed for this area.

Jerry Harris was in favor of the Spur Ln.

Tony Davis was in favor of the Spur Ln and the traffic calming design of Isabell Blvd.

Ben Lewis was in favor of the Spur Ln and liked the plan submitted by the developer.

Craig Langford was opposed to the use of the Spur Ln, for the potential of abuse by drivers through the neighborhood.

Joey Ingle asked the developer to be conscious of using cut-off lighting, landscaping for aesthetics and sound. He recommended some kind of opaque screening with vegetation along the west side of the property. He asked for groupings of trees along with the street trees. He said we agreed to not require a walking trail around the entire site but ask that the trail would be in the public ROW. He asked them to look closely at the outlet of the detention pond. He asked that trash receptacles be internal to the site and finished to match the surrounding architecture. He asked that we do not accept a Fee-In-Lieu for any street improvements.

Chairman Seyfarth asked the Commission if they were in favor of the Variance Request for parking. PC and Staff were in support of the Variance Request.

Chairman Seyfarth asked the Commission and Staff if they had any other questions or comments. There were none.

John Sessoms made a motion to Approve PUD21-04: Terra Rose – 148 Seba Road (C3 / 19.5 Acres, with no Fee-In-Lieu for Street Improvements, Trash Enclosures as discussed, and a Traffic Study, with a 2nd from Joey Ingle. There was a Roll Call. All Commission Members voted in favor and the motion carried.

D. SUB21:12: Diamond Estates Phase 5 – NW/C of Intersection of Wolverine Drive and Ocean Drive (R2 / 17.4 Acres / 65 Lots) –

- **Preliminary Plat Approval**
- **Adjacent Street Agreement Approval**

Chairman Jeff Seyfarth introduced the item to the Commission.

Taylor Lindley with Crafton Tull addressed the Commission, giving a brief description of the request. He said this is Phase 5 of the Diamond Estates Subdivision. He said they will be extending Wolverine Drive to their north property line with this phase. He said there will be typical water, sewer, and Stormwater improvements with this phase.

City Planner Donna Wonsower addressed the Commission, stating that Diamond Estates received a Variance in 2016 for the entire property, to reduce the required Lot Widths by 10'. She said there was 40' ROW dedicated for Wolverine with Phase 4. She said the property is connecting to public water and sewer from Phase 4. She said there was a Lift Station dedicated and constructed with Phase 1. She said the Drainage Report has been approved. She said the Adjacent Street Agreement has been reviewed. She said Wolverine Drive has been constructed piecemeal, so we are having to do a transition on the north side. She said it will narrow slightly and shift to the east. She said we need one more submittal to work out some of the details. She said we are going to do a Waiver for a 5' sidewalk instead of 10'. She said Staff recommends approval of the Waiver Request. She said most of the existing trees are being removed with the grading, so Staff is recommending that Street Trees be planted along Wolverine Drive. She said the remaining Staff Comments are minor.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Joey Ingle made a motion to Approve SUB21-12: Diamond Estates Phase 5 – NW/C of Intersection of Wolverine Drive and Ocean Drive (R2 / 17.4 Acres / 65 Lots), Preliminary Plat and Adjacent Street Agreement, contingent upon any Staff Comments, with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

E. CU21-14: Urban Flock – 5506 Town Vu Road (A1 / 2 Acres) Christmas Tree Farm / Sales –

Chairman Jeff Seyfarth introduced the item to the Commission.

Senior Planner Dianne Morrison Lloyd said we just received this request last week and Staff is asking if the request could be approved administratively or need to go through the

Public Hearing process. Planning Director said the request from the applicant is whether he be allowed to receive the Christmas Trees prior to the Public Hearing.

Clay Layne addressed the Commission, giving a brief description of the request. He said he has trees scheduled to deliver this week. Joey Ingle said Mr. Layne would not need a Conditional Use to receive the trees. Layne said he will need a CUP to sell the trees. He said they have a family farm, and they would like to sell Christmas trees and pumpkins and hold small-scale Fall Festivals there on occasion (including this year). He detailed their plan, stating that the entrance would be off of Christian Lane and exit their property onto Town Vu Road. He said parking would be on his property with overflow on a neighbor's property. He said they had hoped to start on Black Friday and continue for the following three (3) weekends. He said they will take the trees back after Christmas as well. He said he has spoken to most of his neighbors, and they all support his request.

Joey Ingle said that a Conditional Use Permit requires a Public Hearing. There was a brief discussion.

City Attorney Brian Rabal said the Statute states 15-day Notice to Adjacent Property Owners, and his recommendation would be that we follow the process. There was added discussion. Chairman Seyfarth said that Layne can receive the trees, and that the Public Hearing would be held on 12/07/21 to allow him to sell those trees. Layne was in agreement.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Craig Langford made a motion to Table CU21-14: Urban Flock – 5506 Town Vu Road (A1 / 2 Acres) Christmas Tree Farm / Sales, with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.

(7) OTHER BUSINESS – None

(9) ANNOUNCEMENTS -

- **12/02/2021 – Tech Review Meeting @ 2:00 PM**
- **12/07/2021 - Planning Commission Meeting @ 6:00 PM**
- **12/14/2021 – City Council Meeting @ 6:00 PM**
- **1/04/2022 - Planning Commission Meeting @ 6:00 PM**

(10) ADJOURN -

Tony Davis made a motion to adjourn the meeting at 9:09 pm, with a 2nd from Craig Langford. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright