



**CENTERTON PLANNING COMMISSION**  
**DECEMBER 06, 2022 @ 6:00 PM**  
**AGENDA**

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*Public comment period after the introduction of each agenda item*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES** – Planning Minutes – 11/15/2022
  
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **TS22-22 Acevedo**-8703 N Rainbow Farm Rd (Proposed Rezone from A1-R1/ 5.03 AC/ Tract 1: 3.73/ Tract 2: 1.00 Ac) *Owner: Alma Lucia & Gonzalo Acevedo; Engr, Anderson Engineering, Kevin Michael (Planner: Erik Nystrom)*
  - B. **HOP22-29 Crafts by Ashley NWA- ONLINE SALES-** 1231 Coventry Ln ( Zoned R3-SF/ Kensington Hills) *Applicant: Ashley Wieneke (Planner: KC)*
  
5. **OLD BUSINESS**
  - A. **Tabled from 11/15/22 - REZ22-28 KHM2S2 HOMES - From A1 to C2 [WITHDRAWN BY APPLICANT]** – 5 Ac on Main St between Hwy 72 & Town Vu Rd; *Appl: WM Holdings, LLC; Owner: KHM2S2 Homes; Rep: Watkins, Boyer, Gray & Curry PLLC, Will Kellstrom (Planner: Dianne Morrison Lloyd); PH held on 11/15/22*
  - B. **Tabled from 11/15/22 - CU22-08 KHM2S2 HOMES – Proposed Self Storage [WITHDRAWN BY APPLICANT];** 5 Ac on Main St between Hwy 72 & Town Vu Rd; *Appl: WM Holdings, LLC; Owner: KHM2S2 Homes; Rep: Watkins, Boyer, Gray & Curry PLLC, Will Kellstrom (Planner: Dianne Morrison Lloyd) PH held on 11/15/22*
  
6. **NEW BUSINESS**
  - A. **{PUBLIC HEARING} Code Amendments to Title 9 Streets & Sidewalks, Title 16 Drainage & Flood, and Stormwater Management & Drainage Manual** – Alan Craighead, City Engineer
  - B. **SUB19-12 BLISS ST TWIN HOMES-Final Plat** - N side of Bliss St between Gamble and Zachary St (Zoned RTH-D / 8.15 Ac / 46 lots & 3 non-buildable lots) *Owner: Sreenivas Parise, Bixley Homes LLC; Engr: Bates & Assoc, Addie Perez (Planner: Donna Wonsower)*
    - **Final Plat**
    - **Covenants**
  - C. **SUB21-03 SILVER LEAF SUBDIVISION – Final Plat** – 12910 Bush Rd (Zoned R3-SF/ 52.98 Ac/ 201 S-F Dwelling Units) *Appl/ Rep/ Engr: HALFF, James Aunspaugh; Owner: Skylight Homes, Bapuji Vakkalagadda (Planner: Erik Nystrom)*
    - **Final Plat**

- Covenants
- Bonds

D. **SUB21-05 SHIRLEY ESTATES- Final Plat-** 2885 Edgewood Rd (Zoned R3-/11.32 Ac/ 32 lots) Owner: RLP Developments, Stephine Perez; Engr: HALFF & Assoc, Clayton Crofts (Planner: ENystrom)

- Final Plat
- Covenants
- Bonds

E. **DEV22-09 DOMINO'S PIZZA -LSD -** Lot 4 Block 2 of Ridgefield Addition (SW/C of W Centeron Blvd and Monroe St. (0.93 Ac. Zoned C2); Owner: A&M Pizza Real Estate, LLC, Art Hurteau; Engr: Anderson Engineering, Inc; Ernie Deaton (Planner: Donna Wonsower)

- Preliminary Plans
- Adjacent Street Agreement
- Landscaping Plan
- Lighting Plan
- Bonds

F. **DEV22-05 WILLOW CROSSING LOT 2D -Preliminary Plans-**NW/C of Marigold and Cedar St- (Zoned R4-MF / 7.38 Ac / 132 MF Dwelling Units) Owner: JTB Real Estate, Brandon Woodrome; Engr: Brixey Engineering and Land Surveying, Chad Brixey (Planner: Dianne Morrison Lloyd)

## 7. OTHER BUSINESS

A. Election of Planning Commission Officers – 2 Year Terms

## 8. ANNOUNCEMENTS

A. Next Council Meeting: 12/13/2022 & 01/10/2023 @ 6:00 PM

B. Next Tech Review Meeting: 12/15/2022 @ 2:00 PM (Zoom)

C. Next PC Meeting: 01/03/2023 @ 6:00 PM

D. Work Session – Council/Planning Dept/Planning Commission: 01/24/2023 @ 6 PM

## 9. ADJOURN

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*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 Ext 301) to verify if an item of interest remains scheduled to be heard on this date.*



**PLANNING COMMISSION  
MINUTES OF MEETING  
December 06, 2022**

**1. CALL TO ORDER**

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:00 p.m.

**2. ROLL CALL**

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, John Sessoms, Tony Davis, Craig Langford, and Ben Lewis. Commissioners Brandon Swoboda and Jerry Harris were absent. Others in attendance for the city were Senior City Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, City Planner Erik Nystrom, City Engineer Alan Craighead, City Mayor Bill Edwards, Council Member Josie Reed, and City Attorney Brian Rabal

**3. APPROVAL OF MINUTES**

There was one correction regarding Joey Ingle being present and Jeff Seyfarth being absent.

**Jeff Seyfarth** asked for a motion to approve minutes from the 11/15/2022 Planning Commission Meeting with corrections.

**Ben Lewis** made a motion to approve the minutes from 11/15/2022 Planning Commission Meeting with a Second from John Sessoms. No members were opposed, and the motion carried.

**4. RATIFICATION OF ADMINISTRATIVE APPROVALS**

- A. **TS22-22 Acevedo**-8703 N Rainbow Farm Rd (Proposed Rezone from A1-R1/ 5.03 AC/ Tract 1: 3.73/ Tract 2: 1.00 Ac) *Owner: Alma Lucia & Gonzalo Acevedo; Engr, Anderson Engineering, Kevin Michael (Planner: Erik Nystrom)*
- B. **HOP22-29 Crafts by Ashley NWA- ONLINE SALES**- 1231 Coventry Ln (Zoned R3-SF/ Kensington Hills) *Applicant: Ashley Wieneke (Planner: KCraft)*

**There were no questions from the Planning Commission regarding the Administrative Approvals. Commission Chairman Jeff Seyfarth entertained a motion. Tony Davis motioned to approve the Ratification of Administrative Approvals with Craig Langford as 2nd. No members were opposed, and the motion carried.**

**5. OLD BUSINESS**

- A. **Tabled from 11/15/22- REZ22-28 KHM2S2 HOMES- From A-1 to C-2 [WITHDRAWN BY APPLICANT]-** 5 AC on Main St between Hwy 72 & Town Vu; *Appl: WM Holdings, LLC; Owner: KHM2S2 Homes; Rep: Watkins, Boyer, Gray & Curry PLLC, Will Kellstrom (Planner: Dianne Morrison Lloyd) PH held on 11/15/22*
- B. **Tabled from 11/15/22- CU22-08 KHM2S2 HOMES- Proposed Self Storage [WITHDRAWN BY APPLICANT]-** 5 AC on Main St between Hwy 72 & Town Vu; *Appl: WM Holdings, LLC; Owner: KHM2S2 Homes; Rep: Watkins, Boyer, Gray & Curry PLLC, Will Kellstrom (Planner: Dianne Morrison Lloyd) PH held on 11/15/22*

## 6. NEW BUSINESS

**There was a change in the order of the agenda to allow the Bliss St Twin Homes final plat to be presented prior to the Public Hearing for proposed code amendments due to an applicant conflict with another planning commission meeting.**

- A. **SUB19-12 BLISS ST TWIN HOMES- Final Plat- N side of Bliss St between Gamble and Zachary St (Zoned RTH-D/ 8.15 AC/ 46 Lots & 3 non- buildable lots) Owner: Sreenivas Parise, Bixley Homes, LLC; Engr: Bates & Assoc, Addie Perez (Planner: Donna Wonsower)**
  - **Final Plat**
  - **Covenants**

- A. Jake Chavis was present to represent the project. He let the Planning Commission know the bonds were provided at the meeting. There was one outstanding site concern which Alan Craighead will be reviewing in regard to drainage.
- B. Donna Wonsower gave the staff report. She highlighted the remaining covenant comments. There were a few waivers approved with the preliminary plat. There is 30-ft of ROW being dedicated along Bliss and Gamble. Bond amounts have been approved by staff. Final plat and record drawings have minor comments but are in good shape. There is ponding on Bliss that will need to be corrected and engineering recommends the Final Plat be approved with the correction as a condition.

**With no other questions from the Commissioners, Jeff Seyfarth entertained a motion. Joey Ingle made a motion to approve SUB19-12 Bliss St Twin Homes Final Plat with the correction of the ponding on Bliss, with a 2<sup>nd</sup> from Devin Murphy. No commissioners were opposed, and the motion carried.**

- B. **{Public Hearing} Code Amendments to Title 9 Streets & Sidewalks, Title 16 Drainage & Flood, and Stormwater Management & Drainage Manual- Alan Craighead, City Engineer**

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to open the public hearing with a Second from Devin Murphy. No members were opposed, and the public hearing was opened.**

- A. City Engineer, Alan Craighead, gave an overview of all the changes being proposed to Title 9, Title 16 and the Storm Water Management & Drainage Manual as follows:
- ROW widths and streets updated to match the Master Street Plan
  - Addressing updated to comply with Benton County Addressing requirements
  - Title 16 and drainage manual NFIP standards updated
  - Eliminating ambiguities throughout codes
  - Driveway Slope notations removed
  - Comments were received from some engineers resulting in the removal of the hard time limit of concentration
  - Drainage Manual Update: Tertiary Swales have a 6:1 slope max on rear yard. Open Swales are discouraged, with rear yard drains being encouraged in their place within easements maintained by POAs.
  - Added exception for storm pipes flowing under head storm pressure for larger design storms
  - There was clarification on several “or” requirements
  - Incorporate BLE data in flood and drainage analysis and permits
- B. Engineer John Wary of Halff was present and discussed the following items with city engineer Alan Craighead and the Planning Commission:
- Driveway requirements, including flexibility of location and permit requirements
  - Time of concentration requirements and exceptions
  - Concerns regarding cost and conservative appropriateness
  - Title 9 driveway spacing ambiguous language. Staff and the commission discussed the intent to promote shared use drives.
- C. Engineer Tim Sorey of Sand Creek was present and discussed the following items with city engineer Alan Craighead and the Planning Commission:
- Concrete sections compared to asphalt. A recommendation was made to look at adding qualifications for subgrade.
  - Cross-slope of streets
  - HDT references were included in some locations, but should be ARDOT
  - Discussion about adjacent street half improvements (collector vs local with different designations). City Planner Donna Wonsower noted that there are minimal streets in the city such as Edgewood that act as collectors but are not designated as such.
  - Discussion regarding ADA crosswalk details. Alan noted that the exhibits have not generally been updated with this revision.
  - Suggestion to show the driveways on preliminary plats but not final plat.
  - Recommendation to add shared driveway language in code and require cross-access easements at platting
  - Title 16 Discussion of number of cross-sections and whether they should still be required, or as determined by city engineer.
  - Clarification that free-release is no longer allowed without water quality treatment
  - Discussion of “function as design” versus “function as intended”

- Discussion regarding whether city engineer is present for each pond survey at as-built stage. City engineer Alan Craighead stated that he is and that he would like to continue this.
- Minimum floor elevations adjacent to detention ponds were reviewed.
- Maintenance area around channel and access requirements.
- CMP references remaining
- Concerns HGL requirements may cause non-pressurized systems

**John Sessoms made a motion to close the public hearing with a Second from Devin Murphy. No members were opposed, and the motion carried.**

D. After the public hearing, the updates made were as follows:

- Driveway spacing requirements clarifications
- Revise crown slope table for street crowns to include a range of 2-3%
- HTD to be replaced with ARDOT requirements
- Adjacent Street improvements updated to state “Design Storm” to 25-year
- Driveways shall be shown on Preliminary Plats
- Possibly update Details for ADA Ramps
- Revise statement to say “Function as Intended” rather than “Function as Designed”
- Drop HGL to 18” below
- Remove references to CMP
- Changing cross-section requirements in Title 16 to be upon request of city engineer
- Other changes as specified in notes

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve Code Amendments to Title 9 Streets & Sidewalks, Title 16 Drainage & Flood, and Stormwater Management & Drainage Manual with a 2<sup>nd</sup> from Devin Murphy. In a Roll Call, all commission members voted in favor. With a unanimous vote, the motion passed.**

**C. SUB21-03 SILVER LEAF SUBDIVISION- Final Plat-** 12910 Bush Rd (Zoned R3-SF/ 52.98 AC/ 201 S-F Dwelling Units) *Appl/Rep/ Engr: HALFF, James Aunspaugh; Owner: Skylight Homes, Bapuji Vakkalagadda (Planner: ENystrom)*

- **Final Plat**
- **Covenants**
- **Bonds**

- A. Chase with HALFF Associates was present to answer questions
- B. Erik gave the staff overview. The parcel is 53 acres, with 128 single family lots. There will be improvements on Bush Rd and Wade Dr to be complete in phases with the development There is no floodplain. Covenant comments regarding stormwater are to be sent out to the applicants following the meeting.
- C. Joey Ingle mentioned concerns regarding a comment made by Erik Nystrom about 2 power poles found remaining on site during the final walkthrough. Carroll Electric agreed to take down the power poles but did not specify when

this would occur. Alan let the Commission know the developer is aware they will not get a building permit to build any homes until the poles are gone. Bonds have been approved; hard copies have not been received at the time of the meeting.

- D. Approved bond amounts were approved on 12/6/22. Staff noted that the bonds have not yet been provided but will be required prior to Council.

**With no other questions from the Commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve SUB21-03 Silver Leaf Final Plat with a 2<sup>nd</sup> from Joey Ingle.**

**D.SUB21-05 SHIRLEY ESTATES- Final Plat-** 2885 Edgewood Rd (Zoned R3- / 11.32 AC/ 32 Lots) *Owner: RLP Developments, Stephine Perez; Engr: HALFF & Assoc, Clayton Crotts (Planner: ENystrom)*

- **Final Plat**
- **Covenants**
- **Bonds**

- A. Chase with HALFF was present, highlighting this subdivision is 32 lots with drainage on site.
- B. Erik Nystrom gave the staff report. 30 ft of ROW is being dedicated on Edgewood Rd. There are no floodplain or wetlands on site, but one detention pond. There is a sewer connection. The Final Plat was approved by staff, and the covenants were approved on 12/6/22. Bond amounts were reviewed.
- C. There was discussion regarding the existing building on site that still need to be demolished. Building Safety will not issue any Building Permits until the building is removed, as the structure is non-conforming.

**With no other questions from the Commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve SUB21-05 Shirley Estates Final Plat contingent on the building being removed with a 2<sup>nd</sup> from Ben Lewis. No commissioners were opposed, and the motion carried.**

- B. **DEV22-09 DOMINO'S PIZZA -LSD** - Lot 4 Block 2 of Ridgefield Addition (SW/C of W Centerton Blvd and Monroe St. (0.93 Ac. Zoned C2); *Owner: A&M Pizza Real Estate, LLC, Art Hurteau; Engr: Anderson Engineering, Inc; Ernie Deaton (Planner: Donna Wonsower)*

- **Preliminary Plans**
- **Adjacent Street Agreement**
- **Landscaping Plan**
- **Lighting Plan**

- A. Josh Collins with Anderson Engineering was present and gave a brief overview of the project.
- B. Donna Wonsower gave the staff report. ARDOT will be widening the area along where this project is located, so staff recommends the developer construct 5-ft of sidewalk instead of the standard 10-ft. There are minor comments left, and staff recommends approval. Staff recommends lighting be

- added at the entrances. The preliminary plans do meet the residential compatibility standards, and the drainage report has been approved.
- C. Jeff Seyfarth had questions regarding the delivery trucks and how they would navigate the building. It was clarified there is access on Monroe the trucks can leave from.
  - D. Joey Ingle has questions regarding the landscaping and residential compatibility standards. Alan explained the existing 6-ft privacy fence does count as screening and Donna added there are shrubs along the side as well. Joey Ingle noted there is a light missing on the landscaping plan.
  - E. Robert Harris had an objection to the location of the dumpster, and lighting concerns. Josh Collins will review the dumpster location to see if it can be moved, and it was clarified that there will be shielding and cut offs to stop light from spilling over the property. Robert Harris also had concerns regarding the widening of roads and the moving of utilities. Jeff Seyfarth reassured him that future developments are considered.

**With no other questions from the Commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve DEV22-09 Domino's Pizza Preliminary Plans, including the relocation of the dumpster and the addition of a light on the landscape plan with a 2<sup>nd</sup> from John Sessoms. No commissioners were opposed, and the motion carried.**

- C. **DEV22-05 WILLOW CROSSING LOT 2D- Preliminary Plans-** NW/C of Marigold and Cedar St (Zoned R4-MF/ 7.38 AC/ 132 MF Dwelling Units) *Owner: JTB Real Estate, Brandon Woodrome; Engr: Brixey Engineering and Land Surveying, Chad Brixey (Planner: DMorrisonLloyd)*

**Jeff Seyfarth entertained a motion. Devin Murphy motioned to table DEV22-05 Willow Crossing Lot 2D Preliminary Plans with a 2<sup>nd</sup> from Joey Ingle. No commissioners were opposed, and the motion carried.**

## **7. OTHER BUSINESS**

### **A. Election of Planning Commission Officers- 2 Year Terms**

**With no other questions from the Commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to maintain current position terms with a 2<sup>nd</sup> from Tony Davis. No commissioners were opposed, and the motion carried.**

## **8. ANNOUNCEMENTS**

- A.) Next Council Meeting: 12/13/2022 @ 6:00 PM
- B.) Next PC Meeting: 01/03/2023 @ 6:00 PM
- C.) Next Tech Review Meeting: 12/15/2022 @ 2:00 PM (Zoom)
- D.) Work Session- Council/ Planning Dept/ Planning Commission: 01/24/2023 @ 6 PM
- E.) Donna Wonsower's last day of employment with the city will be 01/06/2023



**9. ADJOURN**

**Devin Murphy made a motion to adjourn the meeting at 7:57 pm, with a 2<sup>nd</sup> from Joey Ingle. No commissioners were opposed, and the meeting was adjourned.**



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

**Minutes Prepared By: Kayla Craft**