



CENTERTON PLANNING COMMISSION

June 06, 2023 @ 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 – 05/16/2023
 - B. Special Planning Meeting Minutes- 05/30/2023
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **HOP23-16 AIRROW HVAC – Office and administrative work for the business-** 510 N. Brockfield Dr; Centerpoint PH7 (Zoned R3-SF) *Applicant: Cody Johnson (Planner: SHartman)*
 - B. **HOP23-19 SANDKARI SOLUTIONS, LLC – Storage for Household Sales-** 580 Holly St; South Winds (Zoned RTH-D) *Applicant: Michael Ham (Planner: SHartman)*
 - C. **HOP23-21 TRUINE WELLNESS PLLC– Telemedicine/ Concierge Primary Care Practice-** 1620 Whippoorwill Ln; Quailridge PH1 (Zoned R-1) *Applicant: Michelle Wieneke (Planner: SHartman)*
 - D. **HOP23-22 SWEET SAMMY’S- At-Home Bakery-** 551 Steepro Dr; Centerpoint PH8 (Zoned R3-SF) *Applicant: Samantha Hartman (Planner: DLloydMorrison)*
 - E. **HOP23-23 WUONTWOS MOTORCYCLE TRANSPORT SERVICES – Office and administrative work for the business –** 1741 Eveningshade Ln.; Morningside PH4 (Zoned R3-SF) *Applicant: Jeffrey Wu (Planner: SHartman)*
5. **OLD BUSINESS**
 - A. **MSI23-02 ACE UR GAME- Additional Parking-** 8703 N Rainbow Farm Rd (Zoned R-1/ 26 proposed parking spaces) *Applicant: Ace Batting, Ramesh Jandhyala; Owner: Gonzalo Acevedo (Planner: ENystrom)*
6. **NEW BUSINESS**
 - A. **TS22-23 GREENHOUSE MINI STORAGE-** 301 Greenhouse Rd; Parent Tract: 20.27 ac/ Tract 1: 1.40 Ac/ Tract 2: 13.70Ac/ Tract 3: 3.67 Ac (Zoned C-2 & A-1) *Owner: Skylight Properties LLC; Engr: HALFF, Joanne Johnson (Planner: KKnight)*
 - B. **{PUBLIC HEARING} REZ23-02 VICTORIA PEAK, LLC -- Rezone From A-1 to C-3 & RTH-MF12-** 974 Main St (9.83 Ac Total / 3.53 Ac Proposed C-3/6.29 Ac Proposed RTH-MF12) *Applicant/ Owner: Victoria Peak, LLC, Evan Bergam; Engr/ Repr: CEI, Chad Caletka (Planner: KKnight)*
 - C. **DEV23-03 EAGLE HEIGHTS WAREHOUSE- Additional Warehouse & Parking -** 2260 W Centerton Blvd (Zoned I-1/ 10.53 Ac) *Owner: 2260 W Centerton Blvd LLC, Phil Lee; Applicant: Oelke Construction, Tanner Peabody; Engr: Wallace Design Collective, Mitchell Mueller (Planner: ENystrom)*
 - D. **PUD21-04 TERRA ROSE COMMERCIAL- Request a 6 Month Extension-** 148 Seba Rd (19.5 Ac/ Zoned C-3) *Applicant/ Developer: Terra Rose Properties, Josh Isabell; Engr: Bates & Associates, Geoffrey Bates (Planner: KKnight)*
7. **OTHER BUSINESS**
8. **ANNOUNCEMENTS**
 - A. **Next Council Meeting: 06/13/2023 @ 6:00 PM**
 - B. **Next PC Meeting: 06/20/23 @ 6:00 PM**

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.

- C. **Next Tech Review Meeting: 06/22/23 @ 2:00 PM (Zoom)**
- D. ARDOT Public Involvement Meetings – Western North-South Connector Study (comment through 06/07/2023), <https://www.ardot.gov/events-feed/> <<https://www.ardot.gov/events-feed/> Wednesday, June 7, 2023 @ 4:00 – 7:00 pm, Centerton Community Room, 290 North Main St. Centerton, AR 72719
- E. FutureIsNow Workforce Housing Speaker Series – Wednesday, June 21, 2023 @ 5:00 PM Register Here <https://nwacouncil.us7.listmanage.com/track/click?u=f352af7e10786bcac3507e0cd&id=5cad7b96c6&e=93a9b0e428>
- F. Arkansas Planning Official (CARPO) Virtual Training Series - held monthly Jun-Nov 23 on Wednesday evenings from 6:00 to 9:00 pm; for more information here <https://ualr.edu/publicaffairs/apac/planning-official-training/>

9. ADJOURN

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**PLANNING COMMISSION
MINUTES OF MEETING
June 06, 2023**

1. CALL TO ORDER

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:01 p.m.

2. ROLL CALL

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Jerry Harris, Tony Davis, Devin Murphy, Ben Lewis, and Brandon Swoboda. John Sessoms and Craig Langford were absent. Others in attendance for the city were: City Senior Planner Dianne Morrison Lloyd, City Planner 1 Erik Nystrom, Planning Assistant Samantha Hartman, City Engineer Alan Craighead, City Fire Marshal Paul Higginbotham, Tina Thomas representing City Attorney Brian Rabal, City Mayor Bill Edwards, and City Planner 1 / Recorder Kayla Knight.

3. APPROVAL OF MINUTES

Jeff Seyfarth asked for a motion to approve minutes from the 05/02/2023 Planning Commission Meeting & the 05/30/2023 Special Planning Commission Meeting.

Ben Lewis made a motion to approve the minutes from 05/02/2023 Planning Commission Meeting and the 05/30/2023 Special Planning Commission meeting, with a Second from Joey Ingle. No members were opposed, and the motion was carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

- A. **HOP23-16 AIRROW HVAC – Office and administrative work for the business-** 510 N. Brockfield Dr; Centerpoint PH7 (Zoned R3-SF) *Applicant: Cody Johnson (Planner: SHartman)*
- B. **HOP23-19 SANDKARI SOLUTIONS, LLC – Storage for Household Sales-** 580 Holly St; South Winds (Zoned RTH-D) *Applicant: Michael Ham (Planner: SHartman)*
- C. **HOP23-21 TRUINE WELLNESS PLLC– Telemedicine/ Concierge Primary Care Practice-** 1620 Whippoorwill Ln; Quailridge PH1 (Zoned R-1) *Applicant: Michelle Wieneke (Planner: SHartman)*
- D. **HOP23-22 SWEET SAMMY’S- At-Home Bakery-** 551 Steepro Dr; Centerpoint PH8 (Zoned R3-SF) *Applicant: Samantha Hartman (Planner: DLloydMorrison)*
- E. **HOP23-23 WUONTWOS MOTORCYCLE TRANSPORT SERVICES – Office and administrative work for the business –** 1741 Eveningshade Ln.; Morningside PH4 (Zoned R3-SF) *Applicant: Jeffrey Wu (Planner: SHartman)*

Tony Davis made a motion to approve the ratifications of administrative approvals with a Second from Ben Lewis. No members were opposed, and the motion was carried.

5. OLD BUSINESS

A. **MSI23-02 ACE UR GAME- Additional Parking-** 8703 N Rainbow Farm Rd (Zoned R-1/ 26 proposed parking spaces) *Applicant: Ace Batting, Ramesh Jandhyala; Owner: Gonzalo Acevedo (Planner: ENystrom)*

- City Planner Erik Nystrom gave the staff report, stating that it is the intention of the owner to make the proposed parking permanent in the future. He explained that currently this portion of Rainbow Farm Rd is not paved, so staff is in support of allowing gravel until the road is paved.
- Ramesh Jandhyala, owner of Ace Batting, made a correction, stating that the land being used as temporary parking will not be owned by him. The intent is to use Acevedo's land as temporary parking until phase 2 of Ace Batting is developed, at which time additional parking will be made permanent and the temporary parking will not be needed.
- Brandon Swoboda asked when Rainbow Farm Rd will be paved. Senior City Planner Dianne Morrison Lloyd informed him that it will be paved with phase 2 of the Ace Batting development.
- Ben Lewis asked if phase 2 of Ace Batting would be an expansion of the current building. Ramesh informed him it will be a separate building.
- Joey Ingle asked if there were any concerns regarding drainage. City Engineer Alan Craighead stated he was not concerned about drainage in this area, even if the lot was to be paved.
- Erik Dexter of Ace Batting stated that there are no flooding concerns in this area, as he used to live at the property.
- Jeff Seyfarth stated the Planning Commission would consider approving the parking lot, contingent on the approval being revisited in 1-year, or if the road gets paved.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve MSI23-02 Ace Ur Game Additional Parking with the outlined contingencies with a 2nd from Brandon Swoboda. No commissioners were opposed, and the motion carried.

6. NEW BUSINESS

A. **TS22-23 SKYLIGHT HOMES-** 301 Greenhouse Rd; Parent Tract: 20.27 ac/ Tract 1: 1.40 Ac/ Tract 2: 13.70Ac/ Tract 3: 3.67 Ac (Zoned C-2 & A-1) *Owner: Skylight Properties LLC; Engr: HALFF, Joanne Johnson (Planner: KKnight)*

- The applicant requested that the tract-split be tabled so that the ROW along Greenhouse Rd and Kimmel Rd could be adjusted to not include the entire frontage of all three lots.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Ben Lewis motioned to table TS22-23 Skylight Homes until the 06/20/2023 PC meeting with a 2nd from Devin Murphy. No commissioners were opposed and the item was tabled.

B. **{PUBLIC HEARING} REZ23-02 VICTORIA PEAK, LLC- Rezone From A-1 to C-3 & RTH-MF12-** 974 Main St (9.83 Ac Total / 3.53 Ac Proposed C-3/6.29 Ac Proposed RTH-MF12) *Applicant/ Owner: Victoria Peak, LLC, Evan Bergam; Engr/ Repr: CEI,*

Chad Caletka (Planner: KKnight)

- Joey Ingle recused himself.
- Chad Caletka with CEI was present and gave a brief overview. He stated that the rezone has been amended to include C-3 along the entire frontage with RTH-MF12 behind it. The PUD has been withdrawn in order to give the owner and developer time to work on addressing all city concerns.
- Jason Tinder, representing the owner, added that the owner is only requested the rezone in order to have enough time to properly understand the City's vision for this parcel.
- City Planner Kayla Knight gave the staff report. She stated that due to the electrical easement, the max density that would be feasible on this property is 7 units/acre. The Land Use Plan calls for commercial and low/medium density (3-7 units/acre). The Neighborhood commercial is compatible and consistent. The RTH-MF12 may be consistent and compatible. Tarah Knolls subdivision is 2.6 units/acre, Oakridge subdivision is 3 units/acre, and Laynebridge subdivision is 3.2 units/acre. The request for RTH-MF12 creates a buffer between the proposed commercial and existing residential.
- Tony Davis commented that he was concerned about the density without a PUD. Jeff Seyfarth agreed that the density could be concerning, but staff provided a maximum density for the property for consideration.

The commissioners had no questions and Jeff Seyfarth entertained a motion. Ben Lewis made a motion to open the public hearing with a Second from Tony Davis. No members were opposed, and the public hearing was opened.

- Kayla Knight informed the Planning Commission that staff did not receive any additional comments from the public outside of the comments received for other meetings.
- Jason Fielding (1018 Tarah Knolls), Chet Putnam (1016 Tarah Knolls), Cindy Zumstein (230 Town Vu), Joey Ingle (1015 Tarah Knolls), and Chris Mooney (1325 N Main St) were present and brought up a number of concerns including:
 - Property value
 - Traffic safety
 - Maintaining neighborhood character, including architectural design

Ben Lewis made a motion to close the public hearing with a Second from Tony Davis. No members were opposed, and the motion carried.

- Jeff Seyfarth pointed out that the setbacks for RTH-MF12 and R-2 are similar. Staff also pointed out that the City's code has residential compatibility standard and architectural design standards for the proposed zoning to allow the zoning requested to be more compatible.
- The planning commissioners were asked to consider the following:
 - **Is the rezoning consistent with the adopted Comprehensive Plan (including the adopted Land Use Plan)? If not, why?**
 - a. The Planning Commission was mixed, as they agreed that the Neighborhood Commercial (C-3) was consistent with the

- Comprehensive Plan, but the Residential Townhouse Multi-Family was not.
- **Is the proposed rezoning compatible with the surrounding area and zones?**
 - a. The Planning Commission was mixed, with an even split of 3-3.
 - **Would all the permitted uses in the new zone be compatible in this location and surrounding areas?**
 - a. With a 4-2 vote, the majority of the Planning Commission voted that the Residential Townhouse Multi-Family zoning was not compatible with the surrounding area and zones.
 - **Would the rezoning provide a benefit to this landowner, but not be considered for other similar properties in this area?**
 - a. This rezone would not benefit only this landowner, and similar properties in the area have had the same considerations.
 - **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?**
 - a. Extensive public comment was received via email and in person comments in opposition to the proposed rezoning. Limited factual information was provided aside from the fact that the surroundings are single-family, and the proposed rezoning is for a multi-family request. Other concerns brought up, but not supported by fact, included concerns regarding road infrastructure and traffic increase, the possible decrease in property value, and the concern that the townhomes may not match the character of the surrounding neighborhoods.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis motioned to approve REZ23-02 VICTORIA PEAK, LLC with a 2nd from Ben Lewis. In a Roll Call, Brandon Swoboda, Jerry Harris, Devin Murphy, and Tony Davis voted NO. Ben Lewis and Jeff Seyfarth voted YES. With a vote of 4-2, the motion was denied.

C. DEV23-03 EAGLE HEIGHTS WAREHOUSE- Additional Warehouse & Parking - 2260 W Centerton Blvd (Zoned I-1/ 10.53 Ac) Owner: 2260 W Centerton Blvd LLC, Phil Lee; Applicant: Oelke Construction, Tanner Peabody; Engr: Wallace Design Collective, Mitchell Mueller (Planner: ENystrom)

- Joey Ingle rejoined the Planning Commission.
- Lee Myane with Wallace Design Collective was present and answered a few outstanding staff questions including:
 - The light on the plans will remain.
 - The dumpster is to be revised to meet code
 - The project is waiting for ADH reapproval
 - ROW will be dedicated.
- Tony Davis asked if additional drainage would be required. City Engineer Alan Craighead stated it would not be needed with this expansion.
- Erik Nystrom gave the staff overview. The developer is requesting approval to add 2 buildings, additional parking, and landscaping. Wall packs will be provided

on the building. 30 parking spaces will be added, and additional landscaping is proposed.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Ben Lewis motioned to approve DEV23-03 Eagle Heights Warehouse Expansion with a 2nd from Tony Davis. No Commissioners were opposed and the motion passed.

D. PUD21-04 TERRA ROSE COMMERCIAL- Request a 6 Month Extension- 148
Seba Rd (19.5 Ac/ Zoned C-3) *Applicant/ Developer: Terra Rose Properties, Josh Isabell; Engr: Bates & Associates, Geoffrey Bates (Planner: KKnight)*

- Kayla Knight informed the Planning Commission that the request for a 6-month extension would be sufficient but requested that the Planning Commission consider adding additional landscaping requirements with the reapproval. The Planning Commission agreed to amend the conditions to include:
 - Street trees should be planted at 1 per 25 LF.
 - Parking lot islands are required every 12 parking spaces.
- Joey Ingle proposed allowing a 1-year extension rather than 6-months.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve a 1-year extension for PUD21-04 Terra Rose Commercial with a 2nd from Tony Davis. No Commissioners were opposed and the motion passed.

2. OTHER BUSINESS

3. ANNOUNCEMENTS

- A. Next PC Meeting: 06/20/2023 @ 6:00 PM
- B. Next Council Meeting: 06/13/2023 @ 6:00 PM
- C. Next Tech Review Meeting: 06/22/2023 @ 2:00 PM (Zoom)

4. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 7:17 PM, with a 2nd from Joey Ingle. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth – Planning Chair
Centerton Planning Commission

Minutes Prepared By: Kayla Knight