



**CENTERTON PLANNING COMMISSION**  
**April 04, 2023 @ 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 –**
  - A. Planning Minutes – 03/21/2023
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **HOP23-09 BREAD & SALT EUROPEAN BAKERY, LLC- Baked Goods-** 1040 Walker St (Zoned R-2/ Black Springs Subdivision) *Applicant: William Cichy (Planner: KKnight)*
  - B. **SUB20-18 TIMBER RIDGE PH 2- Correction of Lot Labels-** Timber Ridge & Steepro Dr (Zoned R3-SF/ 22.58 AC/ 51 Lots) *Owner: Schuber Mitchell Homes, LLC, Arturo Elivo; Engineer: Civil Design Engineers, Inc, Ferdinand Fourie (Planner: ENystrom)*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
  - A. **{TABLE} {PUBLIC HEARING} REZ23-02 VICTORIA PEAK, LLC (MAIN ST MIXED USE)- Rezone From A-1 to C-3 & RTH-MF12-** 974 Main St (9.83 Ac/ 1.99 Ac Proposed C-3/ 7.84 Proposed RTH-MF12) *Applicant/ Owner: Victoria Peak, LLC, Evan Bergam; Engr/ Repr: CEI, Chad Caletka (Planner: KKnight)*
  - B. **{TABLE} {PUBLIC HEARING} PUD23-01 MAIN ST MIXED USE- Proposed Mixed Use-** 974 Main St (9.83 Ac/ 1.99 Ac Proposed C-3/ 7.84 Ac Proposed RTH-MF12) *Applicant/ Owner: Victoria Peak, LLC, Evan Bergam; Engr/ Repr: CEI, Chad Caletka (Planner: KKnight)*
  - C. **{PUBLIC HEARING} REZ23-03 HUMBLE GROWTH PARTNERS LLC- Rezone From A-1 to C-2-** SE Corner of 279 & Centerton Blvd (2.87 Ac) *Owner: Humble Growth Partners, Joseph Swearingin (Planner: KKnight)*
  - D. **PUD22-06 WOMACK MIXED USE- Amendment to Approved PUD-** Womack Rd (Zoned C-2/ 9.158 Ac/ 300 Dwelling Units) *Owner: Moreman Revocable Trust; Applicant: Modus Studio, Chris Baribeau; Developer: KEP, Greg Kalikow (Planner: DMorrisonLloyd)*
  - E. **CU22-12 GREENHOUSE MINI STORAGE- Amendment to Conditional Use-** - 301 Greenhouse Rd (Zoned C-2/ 5 Ac/ Proposed Mini Storage) *Owner: Skylight Properties; Engr: HALFF- Joanne Johnson (Planner: KKnight)*
7. **OTHER BUSINESS**
  - A. **PUD CODE AMENDMENT- Open Space Discussion-** Code Section 14.04.12
8. **ANNOUNCEMENTS**
  - A. **Next Council Meeting: 04/11/23 @ 6:00 PM**
  - B. **Next PC Meeting: 04/18/23 @ 6:00 PM**
  - C. **Next Tech Review Meeting: 04/20/23 @ 2:00 PM (Zoom)**
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  
April 04, 2023**

**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, Jerry Harris, Tony Davis, John Sessoms, Craig Langford, and Ben Lewis. Devin Murphy and Brandon Swoboda were absent. Others in attendance for the city were: City Senior Planner Dianne Morrison Lloyd, City Planning Director Lorene Burns, City Engineer Alan Craighead, City Fire Marshal Paul Higginbotham, City Mayor Bill Edwards, City Attorney Brian Rabal and City Planner 1 / Recorder Kayla Knight.

**3. APPROVAL OF MINUTES**

**Jeff Seyfarth** asked for a motion to approve minutes from the 03/21/2023 Planning Commission Meeting.

**John Sessoms made a motion to approve the minutes from 03/21/2023 Planning Commission Meeting, with a Second from Ben Lewis. No members were opposed, and the motion was carried.**

**4. RATIFICATION OF ADMINISTRATIVE APPROVALS**

- A. **HOP23-09 BREAD & SALT EUROPEAN BAKERY, LLC- Baked Goods-** 1040 Walker St (Zoned R-2/ Black Springs Subdivision) *Applicant: William Cichy (Planner: KKnight)*
- B. **SUB20-18 TIMBER RIDGE PH 2- Correction of Lot Labels-** Timber Ridge & Steepro Dr (Zoned R3-SF/ 22.58 AC/ 51 Lots) *Owner: Schuber Mitchell Homes, LLC, Arturo Elivo; Engineer: Civil Design Engineers, Inc, Ferdinand Fourie (Planner: ENystrom)*
  - Kayla Knight elaborated, letting the Planning Commission know the amendment on the plat is to correct a mislabeling of lot 113.

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

**5. OLD BUSINESS- NONE**

**6. NEW BUSINESS**

**A. {TABLE} {PUBLIC HEARING} REZ23-02 VICTORIA PEAK, LLC (MAIN ST MIXED USE)- Rezone From A-1 to C-3 & RTH-MF12- 974 Main St (9.83 Ac/ 1.99 Ac Proposed C-3/ 7.84 Proposed RTH-MF12) Applicant/ Owner: Victoria Peak, LLC, Evan Bergam; Engr/ Repr: CEI, Chad Caletka (Planner: KKnight)**

- Chad Caletka with CEI was present and gave a brief overview. The rezone request asks for C-3 along part of the frontage of N Main St. There is a 100-ft electrical easement running through the property that makes it difficult to develop.
- Kayla Knight gave the staff report. The public notice requirement for this meeting was not met, as a few of the certified mail notices were not mailed, so staff asked that the item be tabled to the 04/18 Planning Commission meeting. Because some of the public notices did go out, it was requested that anyone present for this project be allowed to speak. The future land use plan does designate this frontage of N Main St as commercial, with low/medium residential (3-7 units/acre) to the east. The rezone is requesting C-3, which is consistent with the land use plan and goals. The request for RTH-MF12 may be consistent, as it allows up to 12 units/acre, which could fit the 3-7 units/acre requested in the Land Use Plan. It was corrected that Centerton Water is available along Main St, and Sanitary Sewer would be connected via manhole in Tarah Knolls subdivision to the east.

**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 John Sessoms. No members were opposed, and the public hearing was opened.**

- Jean Deschenes (102 Skinner), Cyndy Farnsworth (113 Skinner), Blake Hill (810 N Main St), Cindi Zumstein (1092 Main St), Kris Strait (1410 Ocean Dr) had concerns regarding increased traffic on unimproved roads, as well as the lack of sidewalks. They also pointed out concerns with the request for higher density and the floodplain.
- Chris Mooney (1325 Main St) asked about a previous rezone that was denied on Main St, and how it was different than the one presented. The Planning Commission explained that the ultimate difference was the goal of the Future Land Use Plan for each parcel of land.
- Connie Selden (111 Veronica Way) voiced their support for the development and requested that Main St be improved to support the development. The Planning Commission explained that Main St is an ARDOT owned road, so all improvements must be approved by ARDOT, but the Mayor has reached out to request improvements. Lorene Burns clarified that developers can make improvements to Main St, they just must be approved by ARDOT.

**Jerry Harris made a motion to close the public hearing with a Second from Craig Langford. No members were opposed, and the motion was carried.**

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to table REZ23-02 Victoria Peak, LLC to the 04/18/2023 PC meeting with a 2<sup>nd</sup> from Devin Murphy. No Commissioner was opposed, and the item was tabled.**

**B. {Table} {Public Hearing} PUD23-01 MAIN ST MIXED USE- Proposed Mixed Use- 974 Main St (9.83 Ac/ 1.99 Ac Proposed C-3/ 7.84 Ac Proposed RTH-MF12) Applicant/ Owner: Victoria Peak, LLC, Evan Bergam; Engr/ Repr: CEI, Chad Caletka (Planner: KKnight)**

- Chad Caletka with CEI was present and gave an overview. He highlighted the proposed local roads, and the location of commercial roads along the frontage of Main St. The 100-ft electrical easement creates a developmental challenge. The sewer is proposed to connect to Tarah Knolls. There are street trees proposed along Main St. The project is proposing 15% open space and plans to dedicate Lot 2 to the city. 45' of ROW will be dedicated along Main St.
- Kayla Knight gave the staff overview. The developer considers this development to be mixed use and is proposing 15% greenspace. It is the intent of the developer to sell the commercial lots and develop the townhomes. The development proposes 48 townhomes, which come to a density of 6.1 units/acre. Other variances include a lot width of 25.5' instead of 30', a lot area of 2550' instead of 3,000' and a reduced exterior setback of 10' instead of 25' on a few lots. She stated that based on the design, she would not consider the design to be integrated and asked the Planning Commission to consider requiring 25% greenspace, instead of the 15% proposed.
- Jeff Seyfarth brought up a concern about the layout, pointing out that the Comprehensive plan calls for commercial along the full frontage of Main St. By splitting the commercial up, this development would stop shared access along Main St, which concerned the Commission. The developer was insistent on the layout based on the constraints of the electrical easement.

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

- Jean Deschenes (102 Skinner) had concerns regarding traffic, and the compatibility of commercial in proximity to residential. The Planning Commission explained that C-3 is Neighborhood Commercial, which is designed to serve surrounding neighborhoods.
- Cyndy Farnsworth (113 Skinner) asked about the existing house on the property. The Planning Commission explained that the house is currently being used as a daycare. The developer intends to keep the house if development allows.
- Blake Hill (810 N Main St) had concerns regarding privacy, with a two-story house backing up against Tarah Knolls.
- Chris Mooney (1325 Main St) brought up concerns about deviating from the Land Use Plan. The Planning Commission assured him they had already brought up that concern for the developer to address at the next meeting.
- Cindi Zumstein (1092 Main St) asked that the Planning Commission consider the goal for Main St and preserving the "small-town" feel of Main St, and how high-density residential would impact it.

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

**With no other questions from the commissioners, Joey Ingle entertained a motion. John Sessoms motioned to table PUD23-01 Main St Mixed Use to the 04/18/23 PC meeting with a 2<sup>nd</sup> from Craig Langford. No Commissioners were opposed, and the item was tabled.**

**C. {PUBLIC HEARING} REZ23-03 HUMBLE GROWTH PARTNERS LLC- Rezone From A-1 to C-2- SE Corner of 279 & Centerton Blvd (2.87 Ac) Owner: Humble Growth Partners, Joseph Swaengin (Planner: KKnight)**

- Joseph Swaengin was present and stated they are requesting a rezone from A-1 to C-2 and were happy to answer any questions.
- Kayla Knight gave the staff report. The applicant is asking for a rezone from A-1 to C-2, Highway Commercial along the SE/C of Centerton Blvd and Vaughn Rd. 2 lots will be combined and used as one lot. The applicant plans to sell the 2.84 ac of land after the rezone. The parcels are located along Centerton Blvd (100' ROW) and Vaughn Rd (80' ROW). Utilities are available along Centerton Blvd and Vaughn Rd, and capacity constraints will be determined at time of development. The Land Use Plan designates this intersection as a part of the "Commercial – Central Corridor," making this rezone consistent with the Land Use Plan. The parcels are surrounded by C-2 to the east, north and west, and high-density multi-family to the southwest, making this request compatible with the surrounding areas. Kayla went through a few items listed in the Comprehensive Plan implementation that made this request considered consistent.

**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 Joey Ingle. No members were opposed, and the public hearing was opened.**

- There were no comments from the public.

**Ben Lewis made a motion to close the public hearing with a Second from Craig Langford. No members were opposed, and the motion was carried.**

- 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?**
    - Yes.
  - **Is the proposed rezoning compatible with the surrounding area and zones?**
    - Yes.
  - **Would all the permitted uses in the new zone be compatible in this location and surrounding areas?**
    - Yes.
  - **Would the rezoning provide a benefit to this landowner, but not be considered for other similar properties in this area?**

- This rezone would be considered for similar properties in the area.
- **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?**
  - There were no staff comments.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis motioned to approve REZ23-03 Humble Growth Partners, LLC from A-1 to C-2 with a 2<sup>nd</sup> from Ben Lewis. In Roll Call, all Commissioners voted in favor and the motion passed.**

**D. PUD22-06 WOMACK MIXED USE- Amendment to Approved PUD- Womack Rd (Zoned C-2/ 9.158 Ac/ 300 Dwelling Units) Owner: Moreman Revocable Trust; Applicant: Modus Studio, Chris Baribeau; Developer: KEP, Greg Kalikow (Planner: DMorrisonLloyd)**

- Kiara Luers with Modus was present via Zoom. They explained their request was to have up to 330 units, instead of the previously approved 300, to allow for flexibility in design.
- Dianne Morrison Lloyd gave the staff review. She elaborated that the request is to increase the units approved from 300 to 330 and add an additional 24 parking spaces. This increase in units increases the density from 33 units per acre to 36 units per acre. The parking proposed came out to 1.4 parking spaces per unit. The previously approved design had more parking than required, so this design only required an additional 24 parking spaces. The increase in units did not change the layout of the building, or open space.
- John Sessoms asked how the additional parking was configured without changing the open space. Representatives explained that some parking spaces were reconfigured into compact spaces and other areas of parking were designed slightly different to allow for more parking. The previously approved design also had more greenspace than required, so some of the greenspace was used as well.
- The representatives were unable to provide the exact amount of greenspace left, but assured the Planning Commission they were still meeting the requirements of the PUD.
- The Planning Commission had concerns regarding parking and accessibility for fire. Fire Marshal Paul Higginbotham confirmed the area will be sprinkled and does have adequate fire access.
- Kacper Lastowiecki with Modus said there will be 12 compact parking spaces.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Ben Lewis motioned to approve an amendment to PUD22-06 Womack Mixed Use with a 2<sup>nd</sup> from John Sessoms. No Commissioners opposed and the motion was carried.**

**E. CU22-12 GREENHOUSE MINI STORAGE- Amendment to Conditional Use- - 301**

*Greenhouse Rd (Zoned C-2/ 5 Ac/ Proposed Mini Storage) Owner: Skylight Properties; Engr: HALFF- Joanne Johnson (Planner: KKnight)*

- Bill Kinney was present to represent the project and explained that the layout of the project has changed. Due to the change, they are requesting not to provide an 8-ft fence to the west, and less landscaping between building 1 of the storage

development and the retail development.

- Kayla Knight went over the changes to the site and gave the staff report. Staff was in favor of not requiring the 8-ft because no outdoor storage is proposed. Staff requested there still be landscaping required along the front of building 1, which is now proposed to have office and storage space.
- Joey Ingle asked that landscaping be required on the east side of building 1, specifically in the parking lot islands and between doors of the office spaces. He also asked that the trees along the south be redistributed across the development, due to the pond.
- The Planning Commission was in favor of no longer requiring an 8-ft along the west of the property.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve an amendment to CU22-12 Greenhouse Mini Storage with a 2<sup>nd</sup> from Ben Lewis. No Commissioners opposed and the motion was carried.**

## 7. OTHER BUSINESS

### A. PUD CODE AMENDMENT- Open Space Discussion- Code Section 14.04.12

- The Planning Commission and staff were in favor of moving the discussion to the 04/18 Planning Commission.
- Joey Ingle stated he does not think easements should count 1-1 for open space.

## 8. ANNOUNCEMENTS

A.) Next PC Meeting: 04/18/2023 @ 6:00 PM

B.) Next Council Meeting: 04/11/2023 @ 6:00 PM

C.) Next Tech Review Meeting: 04/20/2023 @ 2:00 PM (Zoom)

## 9. ADJOURN

Joey Ingle made a motion to adjourn the meeting at 7:54 pm, with a 2<sup>nd</sup> from Craig Langford. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth – Planning Chair  
Centerton Planning Commission

Minutes Prepared By: Kayla Knight