



CENTERTON PLANNING COMMISSION
August 18, 2020 @ 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 – 08/04/2020
- 4. OLD BUSINESS**
 - A. **VAC20-03 Rohrer Property** – Lot 117 Tuscany Ph 2; 8’ of 15’ UE along west rear PL; Recommendation to Council – TABLED from 8/4 PC Meeting
 - B. **Drainage Complaint – Ginger & Cody Harper, Lot 15 Maples Estates Ph 1A**
- 5. NEW BUSINES**
 - A. **SUB20-05 Southwinds Ph 2 Prelim Plat & Plans** – Womack & Kimmel Rds (R-3/113 SF Lots/27.9 Ac)
 - B. **SUB20-07 Valley Oaks Duplexes** – Gamble Rd (R-3 / 19 Duplex Lots-38 Units / 7.04 Ac)
 - C. **SUB20-04 Prairie Brook Prelim Plat & Plans** -Bush and Tycoon Rd (R-3SF / 194 Lots / 40.04 Ac)
{TENTATIVE-FOR DISCUSSION}
- 6. OTHER BUSINESS**
 - A. **Planning Commission Bylaws** – Changing term of officers to two years and any other changes per Planning Commission discussion; for Council Acceptance
 - B. **Bondable Items Discussion**
 - C. **Drainage Manual Proposed Changes** – Request to postpone to 9/15 for staff to discuss
- 7. ANNOUNCEMENTS**
 - A. **Next PC Meeting: 09/1/2020 @ 6:00 PM**
 - B. **Comprehensive Plan Public Hearing with City Council on October 27, 2020 at 6:00 pm**
 - C. **2020 APA Virtual Cross-Chapter Collaborative Conference on October 5-9, 2020**
- 8. 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.



**CITY OF CENTERTON
PLANNING COMMISSION
MINUTES OF MEETING
AUGUST 18, 2020**

(1) CALL TO ORDER - The Zoom Virtual Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:00 p.m. He introduced the Staff and explained the process for access and participation for this virtual meeting.

(2) ROLL CALL –

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Amber Beale, Jerry Harris, Tiffany Morris, Craig Langford, John Sessoms and Ben Lewis. Others in attendance for the City were Mayor Bill Edwards, City Clerk/Recorder Todd Wright, City Attorney Brian Rabal, Planning Director Lorene Burns, Senior Planner Nicole Gibbs, City Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, Fire Marshal Paul Higginbotham, Director of Public Works Rick Hudson, Centerton Utilities Director Frank Holzkamper and City Engineer John Wary.

Seyfarth introduced Ben Lewis as the 9th member of the Planning Commission.

(3) Approval of the 8/04/2020 Planning Meeting Minutes -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 8/04/2020 and asked the Commissioners if they had any questions or concerns. There were none.

Joey Ingle made a motion to Approve the August 4, 2020 Planning Commission Meeting Minutes, with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

(4) OLD BUSINESS –

A. VAC20-03: Rohrer Property – Lot 117 Tuscany Phase 2; 8’ of 15’ UE along west rear PL; Recommended to Council – Tabled from 8/04/2020 PC Meeting -

Chairman Jeff Seyfarth introduced the item to the Commission.

Valerie Rohrer, the applicant, Ron Shumate from Seaside Pools and Eric Heller from Amms Surveying were all present. Eric Heller stated that they were asking for a reduction from the 15’ UE. Ron Shumate said they are asking for an 8’ reduction of the 15’ UE, to be able to fit an in-ground pool in Mrs. Rohrer’s back yard. He said there are no utilities currently in the back yard and there is a rock retaining wall. He provided an updated drawing.

City Planner Donna Wonsower addressed the Commission, stating that this item was Tabled at the City Council Meeting, pending a recommendation from PC. She said they are requesting an 8’ vacation of the 15’ platted rear-yard UE. She said this is part of the Tuscany Subdivision and backs up to N. Main Street (Hwy102B), which is currently designated as an Arterial with an 80’ ROW. She said that ROW is currently being met. She said the proposed designation of N. Main Street is a Minor Arterial, with a 90’ ROW, so if it is expanded, it could potentially require utilities to be relocated. She said the pool, as shown, is 35’ from back-of-curb. She provided the State Statute for Easement Vacations. She said the UE is not currently being used, and Century Link has issued a Letter of Approval. She said Planning Staff does not support this Vacation Request, as it creates inconsistency in the easement and sets precedence. She said Lot 116 had no issue with this request, but we have not heard back from the Model Home Lot for Riverwood Homes. She said it is not required. She said a diagram of the pool, with dimensions, has been provided to Staff.

Ron Shumate questioned the claim of precedence, stating that they build pools in other cities, without being held up. He said they could modify the pool to accommodate the 34.5’ if that would be acceptable.

Chairman Seyfarth stated that we had another Vacation Request for a pool denied by the City Council recently. He stated that the one of the big concerns with this request is the possibility of the expansion of Main Street.

Mrs. Rohrer stated that the residents at 1341 Montieri Drive installed a pool in their back yard without the city’s permission. She said their yard is only about 2’ larger than hers. She questioned the potential expansion of Main Street. Seyfarth stated that Main Street is a State Highway and is designated on our Master Street Plan to be larger in the future, requiring this Utility Corridor to accommodate any utilities. There was discussion about PL and UE.

Joey Ingle said if they chose to build the pool outside the UE, they would not need to have permission from the City.

Eric Heller stated that this is an established subdivision, with no utilities in the UE, and questioned any future widening of Main Street, and is a non-existent option. He stated that he felt this request should be approved as shown.

City Clerk Todd Wright stated that the widening of Main Street has been on the Arkansas State Hwy Department Plan fairly recently, and then back off again, and so he feels it is not a “non-existent option”.

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 Deny VAC20-03: Rohrer Property – Lot 117 Tuscany Phase 2; 8’ of 15’ UE along west rear PL, with a 2nd from Tiffany Morris. There was a roll call. All Commission Members voted in favor, except for Craig Langford, who voted NO, and Ben Lewis, who abstained, and the motion carried.

Ron Shumate asked if they could come back with a design that does not encroach into the UE. Chairman Seyfarth stated that it would not likely come back before the PC, and said he believed they would likely only need a Building Permit.

(5) NEW BUSINESS -

A. SUB20-05: Southwinds Phase 2 Preliminary Plat & Plans – Womack Road & Keller Road (R-3/113 SF Lots/27.9 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Phil Swope, of Swope Engineering, representing the Applicant, addressed the Commission, stating that this is Phase 2 of the subdivision; we Final Platted Phase 1 just recently. He said this is for 113 lots and 2 unbuildable lots, of which one is for a Lift Station. He said there will be one access to Kimmel Road and a future stub-out to the east, as well as a detention pond. He said the homes in this phase are a similar size and type as Phase 1. He listed the waiver requests.

Waivers:

- a) Storm Pipe Material (Using HDPE Pipe when not under roads)**
- b) Storm Inlet Type (Using MO-Type Inlets)**
- c) HGL 2’ Below Rim Waiver (For 2 Inlets next to Kimmel Road)**

Senior Planner Nicole Gibbs addressed the Commission, stating that they are proposing 113 Single-Family Lots, two (2) of which are non-buildable. She said it is a continuation of Phase 1, but they are separated by a detention pond, and do not connect. She said it does connect to the north, into the Willow Crossing Subdivision at 3 different locations, and has access to Kimmel Road, as well as a stub-out to a future connection to the east. She said some of the Building Setbacks on the west side of Poplar Street are affected by a slightly larger UE, which accommodates a Force Main. She said there are some UE enlargements on the frontage of some of these lots and the Lift Station has a Blanket UE. She said they have agreed to dedicate a portion of ROW on the east side of the detention pond, to allow for a possible future connection and alignment to Buckhorn Flats Road. She said they are proposing Adjacent Street Improvements to Kimmel Road to match Phase 1. She said we did receive an ASI Agreement, which received Staff support. She said there is no Flood Plain on this property, and they received Wetlands Determination with Phase 1. She said there is no common open space proposed with this phase, other than the southeast detention pond. She said with Phase 1 they dedicated a future Dog Park on the southwest corner of the property and have the very large detention/retention pond.

John Wary said the first two (2) Waiver Requests are pretty standard, and he supports them. He said the HGL Waiver Request meets the requirement in all but two (2) places. He said there are two (2) inlets that would require them to build up a steep entrance into the subdivision to be able to meet the requirement, which seems unnecessary. He said he supports this Waiver Request.

Joey Ingle questioned the Waiver Request Letter stating that the water stayed under ground in the 100-Year Storm, but it appears that a portion of Line #18 of the Rim Elevation shows to be below the Ground Elevation. He asked that it be looked at closer. John Wary said he did not check that because the requirement is that the 100-Year event be contained within the ROW. He said Swope has agreed to make some adjustments to some of his Road Profiles to be able to meet some of the other HGL's. It was agreed that the Waiver Request is only for the two (2) inlets.

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 the Waiver Requests as presented tonight, for the Storm Pipe to HDPE Material, Storm Inlet Type to MO, and the HGL Waiver for Inlets B6 and B7 for SUB20-05: Southwinds Phase 2 Preliminary Plat & Plans – Womack Road & Keller Road (R-3/113 SF Lots/27.9 Acres), with a 2nd from Craig Langford. All Commission Members voted in favor and the motion carried.

John Sessoms made a motion to Approve the Adjacent Street Improvement Agreement for SUB20-05: Southwinds Phase 2 Preliminary Plat & Plans – Womack

Road & Keller Road (R-3/113 SF Lots/27.9 Acres), with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

John Sessoms made a motion to Approve SUB20-05: Southwinds Phase 2 Preliminary Plat & Plans – Womack Road & Keller Road (R-3/113 SF Lots/27.9 Acres), with any Outstanding Staff Comments, with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

B. SUB20-07: Valley Oaks Duplexes – Gamble Road (R-3/19 Duplex Lots-38 Units/7.04 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Brandon Woodrome, of Fenwick Properties, addressed the Commission, stating that this is a 7 Acre Tract on Gamble Road, which also ties back into Zachary Street. He said it is currently zoned R-3 Residential, with a Duplex designation. He said they plan to subdivide the property into 20 lots, of which 19 will be buildable and the other being for a detention pond. He said they have provided an Adjacent Street Improvement Agreement, with proposals for Zachary Street and Gamble Road. He detailed those proposals. He said they are requesting the following Waivers:

Waivers:

- a) Storm Inlet Type (Using MO-Type Inlets)**
- b) Storm Pipe Material (Using HDPE Pipe when not under roads)**

City Planner Donna Wonsower addressed the Commission, stating that there is a Trail proposed for the other side of Gamble Road, per the Draft Master Trails Plan. She said the ASI Agreement has been approved by Staff. She said there is a history for drainage issues on this property. She said there is a large concrete Drainage Swale being proposed on the south end of the property. She said the detention pond has a retaining wall and the City has requested a Safety Rail. She said the pond will drain to the swale, and there is an underground culvert which will be replaced. She provided details about the Drainage Swale. She said this property was initially part of a Tract Split with the Christian Life Church, and potential wetlands were discovered on the 1st review. She said a Wetlands Delineation Study has been done and there were no potential jurisdictional waters found. She said there are no existing easements on the property and there is access to City Water and Sewer. She said Staff finds that this request generally conforms to Municipal Code and recommends approval of the Waiver Requests.

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

Amber Beale made a motion to Approve the Adjacent Street Improvement Agreement for SUB20-07: Valley Oaks Duplexes – Gamble Road (R-3/19 Duplex Lots-38 Units/7.04 Acres), with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

Joey Ingle made a motion to Approve the Waiver Requests as presented tonight, for the Storm Pipe to HDPE Material, Storm Inlet Type to MO, for SUB20-07: Valley Oaks Duplexes – Gamble Road (R-3/19 Duplex Lots-38 Units/7.04 Acres), with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.

Craig Langford made a motion to Approve SUB20-07: Valley Oaks Duplexes – Gamble Road (R-3/19 Duplex Lots-38 Units/7.04 Acres), with any Outstanding Staff Comments, with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

C. SUB20-04: Prairie Brook Preliminary Plat & Plans – Bush Road & Tycoon Road (R-3 SF/190 SF Lots/40.04 Acres) – Tentative- For Discussion -

Chairman Jeff Seyfarth introduced the item to the Commission.

Jason Ingalls, of ECE, addressed the Commission, stating that this is a 40 Acre subdivision at the northeast corner of Tycoon Road and Bush Road. He said it was rezoned to R-3 back in February or March 2020, and they are proposing 190 Single-Family Lots, with one detention pond. He said Lot 1 will be a temporary Lift Station and gave details. He said there are still some minor comments remaining, and they will have Waiver Requests for pipe, inlets, and a concrete trickle channel in the bottom of the pond.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that the request is for a 190 Lot subdivision, with one detention pond. She said the rezone request was approved by PC in February 2020. She said the developer has agreed to verify that there are no jurisdictional wetlands on the property. She said a pond shows to exist on the property. She said they have provided an ASI Agreement for modified half-street improvements on Tycoon Road, which is a Collector Road on the current MSP, and will be providing 35' ROW. She said they are going to provide 35' ROW along Bush Road and will also include a 10' Bike/Pedestrian Path, separated from the road. She said they are requesting waivers and gave details.

Waivers:

- a) Detention Pond 4:1 Slope Requirement (Proposing 3:1 Slope)**
- b) No Trickle Channels in Detention Pond (Proposing a Trickle Channel)**
- c) Storm Inlet Type (Using MO-Type Inlets)**

d) 10' Maintainable Buffer Around the Detention Pond

Lloyd said there will be a temporary Lift Station in Lot 1 and gave details. She said we recommend a UE for the off-site Force Main. Jason Ingalls said there is not an easement there now, but there is a proposed development under design there, with the possibility of some gravity-mains that will tie-in, reducing the length of Force Main needed. He said they have not coordinated it yet. Lloyd said there is one (1) entrance to the subdivision off Bush Road and two (2) entrances off Tycoon Road. She said there is property to the east, which has a concept plan. She said there will be public sewer from the temporary Lift Station and water from Tycoon Road. She said there are no current UE and there does not show to be any Flood Plain. She said there is no common open space being proposed, other than the detention pond. She said John Wary approved the Drainage Plan. She said there are a few minor comments, and she needs to check with Centerton Utilities about an 11' UE along Tycoon Road.

Joey Ingle asked about the process on Lot 1, having a private Lift Station, and dedicating the Easement. He asked if it is going to be a common lot, which gets reassigned back to the Developer. Ingalls said they will build a Lift Station with a Force Main to handle the entire development. He said the agreement is that the City will remove the Lift Station connection once the Transmission Line is constructed. He said the language on the Plat states that it is a Public Lift station, maintained by the City, is an easement, and at that time that the transmission line is completed, the easement goes away and it becomes a buildable lot again.

Nicole Gibbs said the pond does not have a 10' maintainable buffer and will need an additional waiver. She also said there is just a small UE on the east side of the pond, to accommodate sewer, and questioned the plan for Franchise Utilities in this location.

John Ingalls said there should not be a need for a UE along a detention pond, and there is plenty of room on the east side of the road for utilities. He said Centerton Utilities has not responded to the 2 resubmittals. He said they can make the UE wider (25') on the east side. Gibbs asked that he coordinate with Centerton Utilities. Ingalls said the UE is for the gravity sewer main. He said he missed putting the 10' maintainable buffer in the waiver letter.

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 the Waiver Requests for the Proposed 3:1 Side Slopes for the Detention Pond, to add a Trickle Channel to the Bottom of the Detention Pond, to not have a 10' Maintainable Buffer Area at the top of the Detention Pond, and Proposed Type MO Drop Inlets for SUB20-04: Prairie Brook Preliminary Plat & Plans – Bush Road & Tycoon Road (R-3 SF/190 SF Lots/40.04

Acres), with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.

John Sessoms made a motion to Approve the Adjacent Street Improvement Agreement for SUB20-04: Prairie Brook Preliminary Plat & Plans – Bush Road & Tycoon Road (R-3 SF/190 SF Lots/40.04 Acres), with a 2nd from Craig Langford. All Commission Members voted in favor and the motion carried.

Jerry Harris made a motion to Approve SUB20-04: Prairie Brook Preliminary Plat & Plans – Bush Road & Tycoon Road (R-3 SF/190 SF Lots/40.04 Acres), with any Outstanding Staff Comments, with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

(6) OTHER BUSINESS-

A. Drainage Complaint – Ginger & Cody Harper – Lot 15 Maple Estates Phase 1A –

Chairman Jeff Seyfarth introduced the item to the Commission.

Ginger Harper addressed the Commission, stating that she and Cody Harper are trying to better understand the role of the City and the Planning Commission regarding the drainage situation in her subdivision. She asked how drainage, which is so vital to the development, can be allowed not to be completed at the time of Final Plat, or at the time people are purchasing property. She said at the time they made the offer on their property, the drainage was represented one way, and became something completely different. She gave details and asked how that could be allowed to happen. She showed PC where the location of their property line is, in relation to the swale on the provided photos. She also questioned who handles the maintenance of the swale. Nicole Gibbs said the Drainage Easement was accepted by the City with the Final Plat, but the Drainage Manual Code states that “all open drainage channels, not owned by the City, shall be maintained by the Developer, POA or the Property Owners”. Ginger Harper said it is not clear who is responsible. She said she thinks there is something in their Covenants. Cody Harper said the City has relayed that information to the developer, but they are not responding to it. Rick Hudson agreed, stating that you see that issue often, when there are drainage easements between fences, which nobody wants to take care of and maintain. He said he has that situation in his own neighborhood, where he takes care of the easement on his property, but his neighbors do not. He said the desire is for the POA’s to become active and take care of those areas where the property owners do not. He said property owners have the option of taking care of it as part of their yard. He said that in this case, the developer has made promises to some of the property owners, that they will restore their yards, should the swale go away. He said the issue then becomes, what about the other property owners further down the fence line that do not have that agreement

with the developer. He said if the swale is not cleaned up behind their fences, it will hold water.

Ginger Harper asked when the drainage issue is corrected, and they move their fence to their property line, if there will be an issue with the sod on the berm of the detention pond for Ashmore Landing behind them. Rick Hudson said Ashmore will have to address the sod issue and other items until the subdivision is built out and gave details. The Harper's expressed concern with their Developer using the excuse that Ashmore Landing is still sending "some" water to the swale, to say that they cannot fix the swale. Joey Ingle said this is pretty cut and dry, as far as the Drainage Calculations go "Pre & Post". He said the Maple Developer doesn't have a leg to stand on. He said this appears to be a Civil Matter and asks what the PC can do to help. Ginger Harper said the amount of water coming through that swale in 2017, prior to the Ashmore Landing Development, caused her to fear for her family and they moved their fence into their lot 30'. She said that the swale is so eroded, that the sod is completely gone, and she believes the drainage was not completed when they purchased their home. She asked why that swale was not built and inspected prior to the homes being built.

Jeff Seyfarth said we do take Drainage very seriously, using the Drainage manual as our basis. He said we then rely on our engineer to review the analysis, to either approve or make recommendations to the developer's engineers. He said the PC looks at the Preliminary Plat and the Final Plat, but do not necessarily see what happens after that point. He said PC then relies on Staff and engineers. Ginger Harper said she felt the Drainage Swale was not completed when the Final Plat was approved in 2017 and does not understand how that could happen.

Todd Wright said it sounds like the drainage swale was developed and approved for the subdivision, and the Harper's yard, with their fence on their property line, was always going to have some drainage going through. Wright said his yard has a similar situation, but not to the extent and volume of water the Harpers have. He asked Rick Hudson if that was common. Hudson said it is common to have a drainage swale that runs through the rear yards or between houses and out to the front. Joey Ingle said the one thing we cannot control is the builders coming in and changing the Lot Drainage, pushing water onto others. He said all cities have this problem and there is not a perfect way to handle it. Cody Harper said his issue is that if the Drainage Swale had existed when he purchased his lot, he would have selected a different lot.

Senior Planner Nicole Gibbs stated that Maple Estates Phase 1A was Platted in 2016 and recorded in 2017. She said it was Platted with a 25' Drainage Easement in the rear yard of these lots. She said the swale was part of the design and approval and was part of the Drainage Analysis. She said since that time, Ashmore Landing has been developed to the north, and they are carrying the vast majority of the stormwater that used to flow through the swale, through its piped drainage system and through its detention pond. She said the big question now is about the ditch in these rear yards in Maple Estates and what can be

done with it. She said there still is a platted Drainage Easement, and about the rear 15' of the southern lots in Ashmore Landing will still continue to drain into the easement as currently proposed. She said the amount of water is insignificant, compared to what was previously flowing through the swale. She said it also needs to be determined whether a portion of the rear lots of Maple Estates will also be draining into that easement.

John Wary said that he, the Mayor, some City Staff, Cody Harper, and the Developer from C3 were on the phone last Friday, and agreed to meet on-site next week, along with the Ashmore Developers, to try and reach a resolution. He said he is not sure that the City can do anything until that meeting happens.

Chairman Seyfarth assured the Harpers that he is copied on all of the e-mails and is keeping updated with information about this situation. Tiffany Morris agreed, stating that she wants what is best for the Harpers, as well as for the City.

Amy Savaiinaea – 950 Silver Maple Street – Stated that she has about 10' behind her fence line, which is in the Drainage Swale. She said she had a survey done when she purchased her property and was aware of the swale. She said she was told by Kirby, the Developer, that as soon as Ashmore was done, and the drainage was taken to their detention pond, the swale would go away. She said that the crux is, why we would allow Ashmore to put any water into the swale, if it could just go away, if they grade to their original Plat, and the study shows that the Swale is no longer needed. She said she hopes to put a pool in her back yard. She said she has no formal agreement with C-3. She said she has been told the drainage easement can either be reduced or removed.

Todd Wright said it sounds like if Ashmore Landing were never developed, that Drainage Swale would have been there forever. Cody Harper agreed, stated that they have gone through many different possible solution ideas with C3 since they purchased their home. He said there was a change order to install 2 or 3- 36" pipes, and then the Ashmore Development came along, and the change order request was pulled, and they formalized an agreement with C3. He said he has been told the ditch will go away.

Lorene Burns said the swale has become much larger than what she was ever made aware of. She said if we had known it would become this size; we would have looked at some if it could be fenced, as well as looking at the Building Setbacks from the edge of the Drainage Easement. She said we would then look at the swale being owned by the POA and platted on its own lot. She said as a Planning Department we need to make sure it is safe. She said if we had known it would be this deep, we would have required that it be piped or the Building Setbacks adjusted, and it would be clear that this would be an open drainage swale. She said C3 did come in with a change order to add piping, and then the Ashmore Development came in, and we decided to look and see what they could do to help, as it ended up being much more water than anyone thought it was going to be. She said Ashmore has taken as much drainage as they can, and we have asked for a Drainage Analysis to determine what is possibly still going to be needed in this easement. She

added that we will be looking at making changes to our Drainage Manual to help protect property owners.

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

B. Planning Commission Bylaws – Changing Term of Officers to two (2) years, and any other changes per Planning Commission Discussion; For City Council Acceptance -

Chairman Jeff Seyfarth addressed the Commissioners, stating that we have discussed changing the Terms of the PC Officers to every two (2) years, and will go to the City Council for approval. He said this would take effect when we approve the Officers this October. The Commissioners agreed.

Tiffany Morris made a motion to recommend approval to City Council, for the change the Term of Officers to two (2) years, with a 2nd from Jerry Harris. All Commissioners voted in favor and the motion carried.

C. Bondable Items Discussion -

Senior Planner Nicole Gibbs stated that we previously discussed putting together a list of Bondable Items. She presented a Draft List to the Commissioners. She said she ran this Draft through Centerton Utilities, Public Works and John Wary. There was discussion around the following points:

- **Remove Section #2 (Electric)**
- **Remove Lift Station Alarm Deposit**
- **Purpose for the Bondable List (Benefit to Developers, Staff and PC)**
- **Added Record Documents (As-Built's discussion)**
- **Submittal Schedule discussion**
- **Development Code / Policy discussion**
- **Fee Amount discussion**

Planning Staff to work on it and send back to PC for review and set up for Public Hearing and City Council approval.

D. Drainage Manual Recommended Changes (Request to Postpone to 9/15/2020 for Staff to Discuss) –

Postponed to a later date for further review.

E. Technical Review Discussion –

Senior Planner Nicole Gibbs stated that Staff has discussed going back to a formal Technical Review after the 2nd Submittal. She presented a Draft Calendar, showing the proposed Meeting Schedule. There was discussion regarding attendees and time of meeting. Lorene Burns explained that the purpose was for the staff to meet with the project engineer, developers, franchise utilities, and planning commissioners were welcome to attend if able to do so. Chairman Seyfarth asked to meet with Lorene Burns next week to review the discussion.

(7) ANNOUNCEMENTS-

- 9/01/2020 - Planning Commission Meeting @ 6:00 PM
- 9/08/2020 – City Council Meeting @ 6:00 PM
- 9/15/2020 - Planning Commission Meeting @ 6:00 PM
- 10/5/2020-10/09/2020 – 2020 APA Virtual Cross-Chapter Collaborative Conference @ 6:00 PM
- 10/27/2020 – Comp Plan Public Hearing with City Council 6:00 PM (Mailing Letter included in Dropbox for PC review)

(8) ADJOURN-

Tiffany Morris made a motion to adjourn the meeting at 8:37 pm, with a 2nd from Devin Murphy. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright