



CENTERTON PLANNING COMMISSION
September 15, 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 – 09/1/2020**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
- 6. OTHER BUSINESS**
 - A. Code Revision Work Sessions –**
 - Title 15: Subdivision & Development Code Revisions**
 - Drainage Manual PH Scheduled for 10/6/20**
- 7. ANNOUNCEMENTS**
 - A. Next PC Meeting: 10/6/2020 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.



**CENTERTON
PLANNING COMMISSION
MINUTES OF MEETING
SEPTEMBER 15, 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 6:02 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, Tiffany Morris, John Sessoms and Ben Lewis. Jerry Harris and Craig Langford were absent. 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 and Director of Public Works Rick Hudson. Juliet Ritchie from Garver was also present.

(3) Approval of the 9/01/2020 Planning Meeting Minutes -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 9/01/2020 and asked the Commissioners if they had any questions or concerns. There were none.

Tiffany Morris made a motion to Approve the September 1, 2020 Planning Commission Meeting Minutes, with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

(4) OLD BUSINESS – NONE

(5) NEW BUSINESS - NONE

(6) OTHER BUSINESS-

A. Code Revision Work Sessions -

• Title 15: Subdivision & Development Code Revisions -

Senior Planner Nicole Gibbs led the discussion. She said her approach is to outline talking points in each section of the Code. She said we will probably run quickly through the existing items and those we have discussed previously and recommended that PC stop her for any added thoughts or discussion. These were some of the main discussion points:

- **General Provisions (Intent of the Code)**
- **Definitions needed (ex: Driveway, Lot Frontage, Trails, Bike-Way)**
- **Jurisdiction & Conformance**
- **Conflicts & Approval Requirements**
- **Comp Plan section may need to be Repealed, it was adopted by Ordinance**
- **Provisions for Subdivisions (will be a future Phase 2 discussion)**
- **Development Categories (will be a future Phase 2 discussion)**
- **Gaps in Sidewalk Construction with Common/Double Lots**
- **Submittal Requirements & Language**
- **Technical Reviews**
- **Site Development**
- **Parking & Drives**
- **Access Management (will be Phase 2 or Phase 3 discussion)**
- **Pedestrian / Bicycle Access**
- **Underground Utility Wires in Developments & Exemptions**
- **Architectural Design Standards & Materials**
- **Site Amenities & Materials**
- **Overlay District (Building placement, Parking, Sidewalk placement and connections, Setbacks)**
- **Landscape Requirements / Definition**
- **Existing Vegetation**
- **Grading Control**
- **Bonding for Landscaping during difficult planting times**
- **Front-yard trees, Curb-Extension trees, Front ROW trees, Parking Lot trees**
- **Parking Lot screening w/ abutting parking lots, Side-Landscape area**
- **Preservation of Sight Triangle,**
- **Landscaping and Screening between Uses, Types of Screening**
- **Permanent Irrigation**

- **Erosion Control**
- **Detention-Facility Landscaping (lengthy discussion)**
- **Tree Mitigation / Preservation (lengthy discussion)**
- **Lighting Requirements**
- **LED Lighting**
- **Dark Sky Certification**

Planning Commission agreed to hold a Work Session on 9/22/2020 to continue the Code Revision discussion, with a target of 11/03/2020 for a Public Hearing.

- **Drainage Manual PH Scheduled for 10/6/2020**
- **PC denial of Tuscany UE Vacation Request was overturned by City Council - Discussion**

(7) ANNOUNCEMENTS-

- **10/06/2020 - Planning Commission Meeting @ 6:00 PM**
- **10/13/2020 – City Council Meeting @ 6:00 PM**
- **10/20/2020 - 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 8:39 pm, with a 2nd from John Sessoms. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright