



CENTERTON PLANNING COMMISSION
October 6, 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 – 09/15/2020
4. **OLD BUSINESS**
 - A. **{Public Hearing} REZ20-15 Herron Property** – 960 Buckhorn Flats A-1 to R-3 SF (26 Ac) & C-3 (7 Ac) – Public Hearing held 9/1, additional Public Hearing required due to not meeting notification requirements
 - B. **SUB20-11 The Pines Prelim Plat & Plans** – Waiver Request for HGL requirements in 3 storm inlets
5. **NEW BUSINESS**
 - A. **{Public Hearing} Amendments to Stormwater Manual Drainage Manual**
 - B. **SUB19-07 Grassy Hills Final Plat** – 9940 Kitty Rd (County / 7 SF Lots / 12 Ac)
 - C. **SUB20-14 Orchard Park Phase 6 Final Plat** – Walters Rd & AR 72 HWY (R-2 / 38 SF Lots / 9.16 Ac)
 - D. **SUB20-15 Maxwell Manor Replat Lot 3** – Walters Rd (County / 2 Lots / 3 Ac)
 - E. **DEV19-04 Watercolor Phase 2 Re-Phasing Request** – Centerton Blvd (R-3 MF)
 - F. **TS20-12 Marrs Property** – 13045 Seba Rd. (County / 39.91 Ac) – *Ratification of Administrative Approval*
 - G. **TS20-13 Sample Property** – 1473 Jo Ann Lane (County / Tract 1 37.50 Ac, Tract 2 10.00 Ac) – *Ratification of Administrative Approval*
6. **OTHER BUSINESS**
7. **ANNOUNCEMENTS**
 - A. **Next PC Meeting: 10/20/2020 @ 6:00 PM**
 - B. **Comprehensive Plan Public Hearing with City Council on October 27, 2020 at 6:00 pm**
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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
OCTOBER 6, 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 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, John Sessoms and Ben Lewis. Craig Langford was 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, Fire Marshal Paul Higginbotham, Director of Public Works Rick Hudson and City Engineer John Wary. City Planner Donna Wonsower was absent.

(3) Approval of the 9/15/2020 Planning Meeting Minutes -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 9/15/2020 and asked the Commissioners if they had any questions or concerns. There were none.

Joey Ingle made a motion to Approve the September 15, 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. {PUBLIC HEARING} REZ20-15: Herron Property – 960 Buckhorn Flats Road A-1 to R-3 SF (26 Acres) & C-3 (7 Acres) –

Item Postponed until 11/03/2020, due to a notification issue with the Post Office.

B. SUB20-11: The Pines - Preliminary Plat & Plans – Waiver Request for HGL Requirements in 3 Storm Inlets -

Chairman Jeff Seyfarth introduced the item to the Commission.

John Wary of Morrison Shipley Engineers, representing the Applicant, addressed the Commission, stating that this request is for a Waiver from the HGL Requirements for 3 Storm Inlets B2, B3 and B6.

Waiver:

- **Waiver for HGL Requirement in Storm Inlets B2, B3 and B6.**

City Planner Dianne Morrison Lloyd addressed the Commission, giving a brief history of the request. She said CEI (the City Engineer on this project) does not support the request.

Joey Ingle asked John Wary if everything was being contained within the inlets. John Wary said everything is contained within the system and does not surcharge the inlets. Ingle said that the letter from CEI just states that it does not meet City Code. He said our only concern is that we do not have water coming out of the inlets. He said we have granted this Waiver Request in the past. He said they are hung up on the 2' requirement, which is in our Code, but he has no issues with granting this request. There was a brief discussion.

Josh Henthorne with CEI agreed with Ingle about the 2' requirement and was fine with the Waiver if everyone else was.

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 Request for HGL Requirement for Storm Inlets B2, B3 and B6 for SUB20-11: The Pines - Preliminary Plat & Plans, with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

(5) NEW BUSINESS -

A. {Public Hearing} Amendments to Stormwater Drainage Manual -

Chairman Jeff Seyfarth introduced the item to the Commission.

Tiffany Morris made a motion to Open the Public Hearing for the Amendments to the Stormwater Drainage Manual, with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

Planning Director Lorene Burns addressed the Commission, detailing the Proposed Amendments to the Stormwater Drainage Manuals as follows:

- **Section 3.3.1 (Section H)** – Changed to 50 Year.
- **Section 3.3.2** – Changed HDT to ARDOT.
- **Section 3.3.3** – Added the Allowance of HPP or RCP pipe under street sections, and HDPE pipe within ROW, but not under street sections.
- **Section 3.3.5** – Open Channels discouraged in all developments and requiring a Waiver. Refer Open Channel Design to Section 9. Building Setbacks and UE shall be established from the Drainage Easement unless approved by Planning Director. Side Slopes (added “in Earthen Channels”)
- **Section 3.3.6** – City requires 48 hour notification for pond surveys but doesn’t require a City Representative to be present. Developer to be responsible for any fees for review of Survey and revised Open Channel calculations by the City Engineer.
- **Section 3.3.7** – Language should match Section 3.3.5.
- **Section 3.4.4** – Allowance of ARDOT Standard MO details for Manholes.
- **Section 5.1** – City or City Engineer can request a study of the downstream capacity if there is a concern. (Item #1- Remove the areas).
- **Section 5.2** – John Wary defined Rational Method vs. Modified Rational Method. Add Modified Rational for Drainage Basin in less than 10 Acres and 10-100 Acres in Section 2.
- **Section 5.3** – Leave a corridor for utilities, and adjacent land will not be disturbed. Reduce buffer area and driving area around pond to 5’. Fencing requirements can be considered by PC.
- **Section 5.4.2** – 3:1 Slope. Removed not allowing Trickle Channels.
- **Section 5.4.4** – 3:1 Slope. Leave Aeration for now, until we have a better solution.
- **Section 5.4.7** – Section 1- Requires notification only. Section 2 (d) - remove “Observing Pond Survey” and add that Developer will be responsible for any fees.
- **Section 7.1** – Section 2- Minimum of 6” of Class 67 Stone. Section 3- Steps are required, with ARDOT details. Section 5- Type MO structures are allowed with

ARDOT standard details. Section 6- Backfilled with Class 67 stone. Section 7- Tops shall match the street slope.

- **Section 8** – Maximum elevation of the HGL is 2' below the ground surface, or as approved by PC.

Chairman Seyfarth pointed out that this was kind of a Work Session, with changes being recommended and asked if it should be voted on this evening.

City Attorney Brian Rabal recommended that it not be voted on this evening, but rather bring it back with the changes already being made, allowing the PC to view it without any misconceptions.

Chairman Seyfarth asked if there were any comments or questions from the public. There were none.

Tiffany Morris made a motion to Close the Public Hearing for the Amendments to the Stormwater Drainage Manual, with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

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

This item to be added to the 10/20/2020 PC Meeting for Review and a vote.

B. SUB19-07: Grassy Hills Final Plat – 9940 Kitty Road (County / 7 SF Lots / 12 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

There was no one present to represent the applicant.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this is the Final Plat for the Grassy Hills Subdivision. She said it is located in the County but is within our Planning Jurisdiction. She said it is 12 Acres located between Noah Road and Kitty Road. She said there is one (1) existing home on this property, so it will be a subdivision with six (6) buildable lots. She said there is no Adjacent Street Improvement Agreement and no Warranty Bonds. She said it will go to the County Judge for ROW acceptance. She said the City Council will need to accept the Final Plat, and then it will go to the County Judge. She said Staff Approval for the Final Plat and Record Drawings was received on 9/29/2020, and there are no outstanding items.

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 Recommend Approval to City Council for SUB19-07: Grassy Hills Final Plat – 9940 Kitty Road (County / 7 SF Lots / 12 Acres), with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

C. SUB20-14: Orchard Park Phase 6 Final Plat – Walters Road & AR 72 HWY (R-2 / 38 SF Lots / 9.16 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Dan Mitchell, the Applicant, was present for any questions

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this is the 6th and Final Phase of the Orchard Park Subdivision. She said it is for 38 buildable lots, on 10.5 Acres and meets the R-2 zoning requirements. She said this Phase is also subject to the Lot-Width and Rear-Setback Variance Request approvals from 2018. She said all ASI agreement had been completed in Phase 3, and the Covenants were received in June of 2019. She said we are awaiting the Bonds as follows:

Warranty Bonds:

- **Streets (100% for 2 years): \$141,607.10**
- **Water/Sewer (50% for 1 year): \$246,923.00 (50%: \$123,461.50)**
- **Drainage (100% for 2 years): \$54,040.00**

Performance Bonds:

- **Remaining Improvements: \$13,408.00** (for back-filling the curbs and hydro-seeding, as well as crosswalk striping, and one (1) Water Meter Can.

Lloyd said Staff finds that the Plat is acceptable with all of our City Codes and recommends PC approval to City Council.

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

John Sessoms made a motion to Recommend Approval to City Council for SUB20-14: Orchard Park Phase 6 Final Plat– Walters Road & AR 72 HWY (R-2 / 38 SF Lots / 9.16 Acres), with approved Warranty and Performance Bond Amounts, with any Outstanding Staff Comments, with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

D. SUB20-15: Maxwell Manor – Replat Lot 3 – Walters Road (County / 2 Lots / 3 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Jennifer Watkins of Sand Creek Engineering, representing the Applicant, addressed the Commission, stating that this Re-Plat Request is equivalent to a Lot Split from the original three (3) Acre Lot, into a one (1) Acre Lot and a two (2) Acre Lot. She said she took the previous ROW Dedication out, and dedicated ROW to the Future Master Street Plan. She said these are septic lots.

Planning Director Lorene Burns addressed the Commission, stating that when Maxwell Manor was platted, it was platted into five (5) lots, with three (3) 3-Acre lots along Walters Road, and the other two (2) lots were about 7 Acres. She said there are structures on the two (2) lots to the south of Lot 3, and Lot 3 does not have any structures on it at this time. She said we do not typically divide lots when they have been platted in a subdivision, but we may re-plat them or make property line adjustments, so this is a little bit unique. She said there were no Covenants or anything to prevent a Lot-Split from occurring. She said they understand that just because they split, it does not mean they will qualify for Septic Service. She said the new Lot 7 does have a 30' access connection to Walters Road. She said they are dedicating an additional 10' of ROW to meet the Future Master Street Plan.

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

Tiffany Morris made a motion to Approve Replat Lot 3 – Walters Road (County / 2 Lots / 3 Acres), with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

E. DEV19-04: Watercolor Phase 2 Re-Phasing Request – Centerton Blvd (R-3 MF) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Mo Agab, of Watercolors, addressed the Commission, stating that this request is to Re-Phase Phase 2. He said all of the buildings are almost finished (lacking the interior of 3 buildings, which are in the process of approval with the Building Safety Dept.), and the Amenity Area is under construction, to be completed in about 4 weeks.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that they went to the Site Inspection today and everything on the site is in good condition and complete, with the exception of a few comments from Centerton Utilities. She said he is basically asking for C of O.

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

Tiffany Morris made a motion to Approve DEV19-04: Watercolor Phase 2 Re-Phasing Request, as presented– Centerton Blvd (R-3 MF), with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

F. TS20-12: Marrs Property – 13045 Seba Road (County / 39.91 Acres) - Ratification of Administrative Approval -

Chairman Jeff Seyfarth introduced the item to the Commission.

Planning Director Lorene Burns addressed the Commission, stating that they are requesting to split off 7 Acres of one corner of a 40 Acre parcel in the County. She said we have requested ROW Dedication or for them to show Future Planned ROW on the Plat, as well as Future Water & Sewer, if made available in the future.

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

Tiffany Morris made a motion to Ratify Administrative Approval for TS20-12: Marrs Property – 13045 Seba Road (County / 39.91 Acres), with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

G. TS20-13: Sample Property – 1473 Jo Ann Lane (County / Tract 1- 37.5 Acres / Tract 2- 10.0 Acres) - Ratification of Administrative Approval -

Chairman Jeff Seyfarth introduced the item to the Commission.

Planning Director Lorene Burns addressed the Commission, stating that they are requesting to split off 10 Acres in the NE corner corner of a 47 Acre parcel in the County. She said we are asking them to show Setbacks and Future ROW along Hwy 102 and asked if they are dedicating the 50' ROW they are showing on Jo Ann Lane. She said they are not required to dedicate ROW with this Tract Split. She said Public Water is available, but Public Sewer is not. She said there are still a few clean-up comments, and we have not heard back from Benton County.

Ricky Hill, representing the applicant, addressed the Commission, stating that they are willing to either show or dedicate the ROW and he will change the Plat accordingly. He said that the County will have all of this information tomorrow morning. He said there are a couple of items to still take care of in the next day or two, and a water line that he still needs to locate for Centerton Utilities. He said they are dedicating 25' of UE below

the new ROW for Jo Ann Lane and for Hwy 102, and they have conditional ROW's for the infrastructure in place. He said they are making the 25' Setbacks and UE all one.

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

Tiffany Morris made a motion to Ratify Administrative Approval of TS20-13: Sample Property – 1473 Jo Ann Lane (County / Tract 1- 37.5 Acres / Tract 2- 10.0 Acres), with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.

(6) OTHER BUSINESS-

- A. Technical Review** – Chairman Seyfarth asked that we try to have one Commissioner present for Tech Reviews. He said only one Commissioner is allowed.

(7) ANNOUNCEMENTS-

- **10/5/2020-10/09/2020 – 2020 APA Virtual Cross-Chapter Collaborative Conference @ 6:00 PM**
- **10/13/2020 – City Council Meeting @ 6:00 PM**
- **10/20/2020 - Planning Commission Meeting @ 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-

Jerry Harris made a motion to adjourn the meeting at 8:03 pm, with a 2nd from John Sessoms. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centeron Planning Commission**

Minutes prepared by:
Todd Wright