



CENTERTON PLANNING COMMISSION
March 3, 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 – 02/18/20
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. **MOV20-01 Thompson Move- Moving Permit-** Modular Home from 9300 N Tycoon to 13251 Shady Acres Rd
- 6. OTHER BUSINESS**
 - A. **MSP Draft, Cross Section Draft and Trails Plan Draft**
- 7. ANNOUNCEMENTS**
 - A. **Next PC Meetings:** 03/17/20 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
MARCH 3, 2020**

- (1) CALL TO ORDER-** The Meeting of the Centerton Planning Commission was called to order by Planning Commission Vice-Chairman Joey Ingle at 6:13 p.m.

- (2) ROLL CALL-** Those Present and answering Roll Call were Joey Ingle, Devin Murphy, Tiffany Morris, Jerry Harris, Ty Manning and Craig Langford. Jeff Seyfarth and Amber Beale 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, City Planner Dianne Morrison Lloyd, Senior Planner Nicole Gibbs, City Planner Donna Wonsower, Assistant Fire Chief Paul Higginbotham and Director of Public Works Rick Hudson.

- (3) Approval of the 2/18/20 Planning Meeting Minutes -**

Vice-Chairman Joey Ingle introduced the Minutes of the Planning Commission Meeting from 2/18/20 and asked the Commissioners if they had any questions or concerns. There were none.

Jerry Harris made a motion to Approve the February 18, 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-**

A. MOV20-01: Thompson Move- Moving Permit- Modular Home from 9300 N. Tycoon Road to 13251 Shady Acres Road -

Chairman Jeff Seyfarth introduced the item to the Commission.

Jimmy Thompson, the Applicant, addressed the Planning Commission, stating that he was requesting a permit to move his Double-Wide Modular Home from 9300 N. Tycoon Road to 13251 Shady Acres, less than ½ mile. He said this simple process turned into a big headache. He gave a history of Modular Homes in Centerton and Bentonville. Thompson said the Moving Permit has to come before the Planning Commission and the City Council.

Planning Director Lorene Burns stated that going through our Schedule of Uses, Modular Homes are permitted in A-1 and R-E, and are Conditional in R-3. She said in the Code, under Modular Homes, there is a Section that says they have to be Zoned R-MH. She said that is against Federal Law, so we just have ours marked out. She said that Mr. Thompson was told by someone else, that he needed to rezone his property to R-H, rather than referring him to the Planning Department. She read the code and stated that it needed to be removed from 14.04.05 Section A, but needs to be left in Section B, for Manufactured Home Subdivisions. She stated that the Moving Permit falls under the Department of Building Safety, since they do all of the inspections and hook-ups. She said the fee also goes to that department. She said the Planning Commission determines whether it is allowable, where it is being moved to.

Joey Ingle said it sounds like we need to coordinate with the Department of Building Safety, to amend the code, but we are not talking about a Rezone tonight, we are only talking about a Moving Permit.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that the request is as previously stated from 9300 N. Tycoon Road (R-3) to 13251 Shady Acres Road (A-1), which is permitted. She said there is public Water and Electricity but no public Sewer access. She said a Septic System Design is required. Thompson said there is a septic system there currently, but they will likely put a new one in. Lloyd said the Application Fee has been paid, and a \$500.00 Clean-up Deposit is required. She said all inspections will be done by the Department of Building Safety. She said there can be a Bond required, if recommended by Department of Building Safety. She listed the Requirements for Inspections, Clean-up and Setbacks.

Vice-Chairman Joey Ingle asked if there were any other questions or comments from the Commission or City Staff. There were none.

Ty Manning made a motion to Approve MOV20-01: Thompson Move-Moving Permit- Modular Home from 9300 N. Tycoon Road to 13251 Shady Acres Road, as long as the Conditions are met, with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

(6) OTHER BUSINESS-

MSP Draft, Cross Section Draft and Trails Plan Draft –

Vice-Chairman Joey Ingle opened the discussion.

Senior Planner Nicole Gibbs updated the Planning Commission on the revised Comprehensive Plan Timeline.

Discussion Points-

A. Cross Section Draft -

- **Neighborhood/Local - 50' ROW, Street Parking on One Side, including Traffic Calming Bump-outs every 450'**
- **Minor Collector - 60' ROW, specific locations with Access Management. 11' Drive Lanes**
- **10' Trails proposed on both Sides of the Streets on all Collectors and Arterials**
- **Major Collector - 80' ROW. 11' Drive Lanes and 12' Turn Lanes. 80' allows for Intersections that might require a Dedicated Turn Lane**
- **Downtown Arterial - 90' ROW. Possible Median in the Middle**
- **Minor Arterial - 90' ROW. Boulevard option would be with a Median in the middle, Standard would be with no Median. 11' Drive Lanes and 12' Turn Lanes**
- **Major Arterial - 100' ROW. Boulevard option would be with a Median in the middle, Standard would be with no Median. 11' Drive Lanes and 12' Turn Lanes. 3' Green Space next to the Trail. Access Management Tool**
- **Modified Street Section - For Collector and Arterial Areas that aren't ready to build a full road. An Option for Rural Areas. Bio Swales**
- **Fee-in-Lieu discussion**

B. Master Street Plan Draft -

- **Nicole explained the Legend**

- **Long Term Plan and Policy Document**
- **It is not a Street Project Plan**
- **Trying to keep Grid Spacing where Feasible, with Arterials every mile and Collectors every ½ mile**
- **Road Type Definitions and Designations**
- **Major Arterial Option from Bella Vista Bypass (I-549) down to XNA. Proposing Hwy 279 North down to Tycoon Road, taking pressure off of Vaughn Road (Hwy 279 South). Western Corridor**
- **Cleaned up Connections in the Older, Developed part of Town**
- **We shared our Plan with Bentonville, Highfill, Bella Vista and Gravette, as well as ARDOT and Northwest Arkansas Regional Planning**

C. Master Trail Plan Draft -

- **Nicole explained the Legend**
- **McKissic Springs Loop**
- **Heritage Trail**
- **Connection to Bentonville Trails to the North**
- **Having a Plan helps with Funding and Grants, as well as prioritizing projects**
- **Extension north along creek, of Trail on Brookside Road**

Vice-Chairman Joey Ingle asked if there were any other questions or comments from the Commission or City Staff.

There was a brief discussion about the upcoming schedule for the Comprehensive Plan.

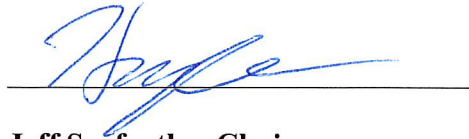
Lorene Burns pointed out the Active Subdivision Report in Dropbox, as well as a copy of a Tract Split/ROW Dedication Lawsuit in another Community, that she wanted the City Attorney to review and give opinion on, for when PC and Staff review Tract Splits.

(7) ANNOUNCEMENTS-

- **3/17/20- Planning Commission Meeting @ 6:00 PM**
- **4/7/20- Planning Commission Meeting @ 6:00 PM**

(8) ADJOURN-

Tiffany Morris made a motion to adjourn the meeting at 7:56 p.m., 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