



**CENTERTON PLANNING COMMISSION**  
**May 19, 2020 @ 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 – 04/21/2020
- 4. OLD BUSINESS**
  - A. **SUB20-01 Brookside Estates Adjacent Street Improvement Agreement** – Brookside and Rainbow Farm Rds.
  - B. **DEV16-05 Lifepoint Church** – Delayed completion to the north parking area, ext. to Summer 2023
  - C. **TS20-03 Christian Life Property** – Gamble Rd ROW dedication; Council Ord 2020-27 on 05/12/20
- 5. NEW BUSINESS**
  - A. **{Public Hearing} REZ20-10 Can-Ark Diamond Realty Property** (C-3 to R-2 SF)
  - B. **{Public Hearing} CU20-02 Smith Communication Cell Tower** – Arlin Rd (A-1) 1.23 Ac
  - C. **PUB19-03 Centerton City Hall** – Municipal Dr. (C-3) 6.17 Ac
  - D. **PUB20-01 Centerton Utilities Administration Building** – Main St (C-1) 4.15 Ac
  - E. **SUB19-06 Featherston Village Prelim Plat (Micro Homes)**–Kimmel & Womack (R-3/333 Lots/40 Ac)
  - F. **SUB20-02 Orchard Park Phase 4 Final Plat** – Walters Rd & Hwy 72 (R-2 / 26 SF Lots / 6.87 Ac)
  - G. **TS20-08 Center Pointe West** – 1389 W. Centerton Blvd. Easement Correction Plat – Ratify Admin. Approval; Council approved Ord 2020-25 on 04/28/20
- 6. OTHER BUSINESS**
  - A. **DEV20-02 Westridge Pool House and Playground**, request for administrative approval of plans with Planning Commission ratification
  - B. **Discuss plan for further meetings regarding COVID-19**
  - C. **Comprehensive Plan Timeline Changes**
- 7. ANNOUNCEMENTS**
  - A. **Next PC Meetings: 06/02/2020 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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  
MAY 19, 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.

**(2) ROLL CALL** - Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Amber Beale, Jerry Harris, Tiffany Morris, Craig Langford and Ty Manning. 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, Fire Chief Matt Thompson, Director of Public Works Rick Hudson, Centerton Utilities Director Frank Holzkamper and City Engineer John Wary.

**(3) Approval of the 4/21/2020 Planning Meeting Minutes -**

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 4/21/2020 and asked the Commissioners if they had any questions or concerns. There were none.

**Joey Ingle made a motion to Approve the April 21, 2020 Planning Commission Meeting Minutes, with a 2<sup>nd</sup> from Devin Murphy. All Commission Members voted in favor and the motion carried.**

**(4) OLD BUSINESS -**

**A. SUB20-01: Brookside Estates Adjacent Street Improvement – Brookside and Rainbow Farm Roads -**

Chairman Jeff Seyfarth introduced the item to the Commission.

Senior Planner Nicole Gibbs addressed the Commission, stating that PC has seen the Subdivision Plans, and approved them contingent upon the Off-Site Street Improvement coming back for approval. She said it has all been ironed out.

Director of Public Works Rick Hudson addressed the Commission, stating that he had the Geotech go back and do some more cores, and he came back with numbers that he is confident with and will give us a good road.

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 SUB20-01: Brookside Estates Adjacent Street Improvement – Brookside and Rainbow Farms Roads, with a 2<sup>nd</sup> from Craig Langford. All Commission Members voted in favor and the motion carried.**

**B. DEV16-05: Lifepoint Church- Delayed Completion to the North Parking Area; Extend to Summer 2023 -**

Chairman Jeff Seyfarth introduced the item to the Commission.

Senior Planner Nicole Gibbs addressed the Commission, stating that Plans were originally approved with a delayed completion of the North Parking Area for 2 years from Certificate of Occupancy. She said that would be July of this year. She said Staff reached out to Pastor Brinson, and he has requested to extend the completion to summer of 2023.

Pastor Mike Brinson addressed the Commission, stating that their early attendees (volunteers) park in the gravel area currently, allowing the paved parking to be used by the church members. He said the gravel parking is only used by church members and/or guests on special occasions. He said the gravel is in good condition.

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

**Jerry Harris made a motion to Approve DEV16-05: Lifepoint Church – Delayed Completion to the North Parking Area, until July 2023, with a 2<sup>nd</sup> from Joey Ingle. All Commission Members voted in favor and the motion carried.**

**C. TS20-03: Christian Life Property – Gamble Road ROW Dedication; City Council Ordinance 2020-07 on 5/12/2020.**

Chairman Jeff Seyfarth introduced the item to the Commission.

City Planner Donna Wonsower addressed the Commission, stating that this Tract Split was approved at the 4/21/2020 PC Meeting. She said it was discovered after that meeting that what was shown as existing ROW was not actually dedicated. She said it

has now been dedicated and accepted by the City Council per Ordinance 2020-07. She asked for PC ratification of the approval of 30' ROW on Gamble Road.

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 Ratify the previous Approval for ROW Dedication on Gamble Road for TS20-03: Christian Life Property – Gamble Road ROW Dedication; City Council Ordinance 2020-07 on 5/12/2020, with a 2<sup>nd</sup> from Craig Langford. All Commission Members voted in favor and the motion carried.**

**(5) NEW BUSINESS-**

**A. {PUBLIC HEARING} REZ20-10: Can-Ark Diamond Realty Property – (C-3 to R-2 SF) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

**Ty Manning made a motion to Open the Public Hearing for REZ20-10: Can-Ark Diamond Realty Property – (C-3 to R-2 SF), with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

Kelsey Kreher, with Harrison French, representing the Applicant, addressed the Commission, stating that this request is to rezone the lots currently zoned C-3 to R-2 SF. She said it is 2.05 Acres. She said there has been no interest in the property for Commercial Use, but there is interest for Residential Use. She said the intention is to develop the property for Residential Use out to Gamble Road.

Senior Planner Nicole Gibbs addressed the Commission, stating that these lots were initially reserved and zoned for Light or Neighborhood Commercial Use. She said the rezone request is consistent with the rest of the subdivision, which is R-2 Single-Family. She said this item is up for PC recommendation to City Council for approval at their 6/09/2020 Council Meeting. She said Gamble Road is a Collector Street on the Current Master Street Plan. She said the property is adjacent to R-2 Zoning to the north east and west, with Commercial Zoning to the south. She said Gamble Elementary is directly to the East and Bentonville West High School is to the southwest. She said the adopted Land Use Plan designates this land as Medium Density Residential, and this request would be consistent with that use.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

**Public Comments:**

**Walter Blackfox- 941 Red Maple – Mr. Blackfox e-mailed Planning, asking about: 1) Rezone adhering to existing Maple Estates Requirements, Covenants and Restrictions.**

(Kreher: The new development will be an extension of the existing Maple Estates). 2) Drainage impact (Kreher: The drainage for this property was accounted for in the Phase 1 Development. Rick Hudson agreed). 3) Will there be a Drainage Design Letter required, mitigating risk.

Mr. Blackfox called into the meeting. Gibbs pointed out that we make sure a development conforms to the zoning, but we do not control Covenants. Planning Director Lorene Burns said their Covenants should have to address these lots, and they should be consistent with the other lots in that Phase. Chairman Seyfarth said that if the original Drainage Study did not include this area, we would be looking for some additional information regarding the R-2 versus the C-3. Chairman Seyfarth recommended that Mr. Blackfox reach out to Planning Staff or Director of Public Works Rick Hudson with other questions via e-mail. Mr. Blackfox asked if he would have access to the recording and/or minutes of this meeting. Chairman Seyfarth said the meetings are recorded and the Minutes are posted on the website after approval. Nicole Gibbs said we could e-mail the Minutes to Mr. Blackfox. Mr. Blackfox asked if the improvements from the development of Ashmore landing would allow the Maple Estates residents that had to move their privacy fences in 10-15' inside their property lines, due to the drainage issues, to have full access to their property. Rick Hudson said that some of those property owners, as well as C3 have reached out to him. He said he recommended that they reach out to the original Design Engineer at this time, and make sure that all of that can be cleaned up and moved back out. He said that was the contract they had with some of those property owners, that once that Ashmore Landing was done, they were supposed to fill the ditch and restore their back yards. Hudson said a lot of this was done after the subdivision was approved and homes were being built, as a contract between the Contractor and the Homeowner.

**Walter Hayes- 1071 Silver Maple** – Mr. Hayes said he understood that this meeting was just about the Rezone Request. He wanted to make sure it did not cover the style of homes, square footage, etc. Chairman Seyfarth said we cannot dictate the style of house or square footage, but we look at the R-2 SF zoning requirements being met. Seyfarth pointed out that Kelsey Kreher said the homes would be similar to the existing homes in Phase 1 of the subdivision. Mr. Hayes asked if he could get access to the Drainage Study. Chairman Seyfarth recommended that he reach out to the Planning Staff by phone or e-mail. Hayes asked if C-3 would develop the sidewalk along Maple Street. Rick Hudson said the internal sidewalks will be completed as the lots develop, and they will be doing improvement with sidewalks along Gamble Road. Planning Director Burns clarified that when the new development is submitted, a letter from the Engineer is required by the city that the Drainage Analysis still conforms as it should. Burns said we understand that there are drainage issues currently, which are being worked on. She said that the Ashmore Landing Subdivision to the north is close to being completed and should be taking care of a lot of the drainage. She said the current ditch will remain until the detention pond is functioning.

**Sarah Zimmerman- 1041 Silver Maple** – Mrs. Zimmerman asked about possible further drainage issues in their rear yards. Chairman Seyfarth said that we do not

always look in the rear yards, but we look at how the water is removed and handled in the Drainage Study. Rick Hudson said everyone should see a major improvement with the development of Ashmore Landing. He said most of the drainage from the development of these new lots should drain to the roadway, not affecting their rear yards. Hudson said we will look at that in the future, making sure it is not causing problems.

**Tiffany Morris made a motion to Close the Public Hearing for REZ20-10: Can-Ark Diamond Realty Property – (C-3 to R-2 SF), with a 2<sup>nd</sup> from Amber Beale. All Commission Members voted in favor and the motion carried.**

Chairman Seyfarth asked the Commissions to consider the five (5) rezone criteria items:

- 1) **Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES. Commission was in agreement that it is considered consistent with surrounding use.**
- 2) **Is the proposed rezoning compatible with the surrounding area and zones- YES. Commission was in agreement that it is compatible with the surrounding area.**
- 3) **Would all of the allowed uses in the new zone be compatible in this location- YES. Commission was in agreement that it is compatible.**
- 4) **Would the Rezoning provide a benefit to one land owner not shared by the whole neighborhood- NO. Commission was in agreement the there is not a non-shared benefit.**
- 5) **If the public is opposed, why- YES. There was public comment, but no facts presented. There was some discussion about drainage and a possible solution from a development to the north as something for the Commission to consider.**

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. Frank Holzkamper said that Water Service Utilities would need to be verified, if approved.

**Craig Langford made a motion to recommend Approval to the City Council for REZ20-10: Can-Ark Diamond Realty Property – (C-3 to R-2 SF), with a 2<sup>nd</sup> from Jerry Harris. There was a Roll Call. All Commission Members voted in favor and the motion carried.**

**B. {PUBLIC HEARING} CU20-02: Smith Communications Cell Tower – Arlin Road (A-1) 1.23 Acres -**

Chairman Jeff Seyfarth introduced the item to the Commission.

**Joey Ingle made a motion to Open the Public Hearing for CU20-02: Smith Communications Cell Tower – Arlin Road (A-1) 1.23 Acres, with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

Ty Knott, of Smith Communications, addressed the Commission, stating that this request has been approved multiple times. He said it is being built for Verizon, and they have approved it multiple times, but they pushed it out due to some budgeting constraints. He said they are planning construction for this year, and their CUP was about to expire, so that is the reason they are here tonight.

City Planner Dianne Morrison Lloyd addressed the Commission, giving a description of the property location on Arlin Road. She said they have had a previous CUP, and this will be the exact same design, in the exact same location. She said it will be 195' Monopole Cell Tower in a 75'x75' fenced area. She said the property is zoned (A-1). She said the only issue the Planning Staff has is that Arlin Road is planned to be a Collector Road with 60' ROW (30' from the Section Line) and that the presented plan would only leave about 5' between the fence for the Tower and the ROW. She said the City of Centerton does not have any specific regulations for Cell towers, but they are conditionally allowed in all zones. However, Lloyd said the County does have regulations for Cell Towers, requiring a 50' Setback from the edge of the road, plus the height of the cell Tower. She said that is not exactly what we are looking for, but it is what the County requires, as well as no occupiable residences within the height of the Tower, plus 50'. She listed Proposed Special Conditions of Approval, such as: Detailed Site Plan, Security Fencing, Tower Security, Trespass and Warning Signage and Noise Level control. She said the Conditional Use Permit would be for an indefinite period of time, and an LSD and required fees will be due when they are ready for construction, as well as obtaining any building and other required permits, and conforming to site setback requirements as required by the Planning Commission from planned ROW of 60' (30' half).

Chairman Seyfarth asked Mr. Knotts if he was familiar with all of the requirements and other information such as the landscaping and such. Mr. Knotts said a Landscape Plan has been discussed and there is no problem planting trees and/or shrubbery buffering, as it is somewhat typical. Knott addressed the noise level of the air conditioner as being no more than a residential home.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

**Public Comments:**

**Ronnie Robinson – Oak Tree Subdivision – Mr.** Robinson spoke in favor of the Conditional Use, pointing to issues with lack of cell service in his neighborhood.

**Tiffany Morris made a motion to Close the Public Hearing for CU20-02: Smith Communications Cell Tower – Arlin Road (A-1) 1.23 Acres, with a 2<sup>nd</sup> from Ty Manning. 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.

**Ty Manning made a motion to Approve CU20-02: Smith Communications Cell Tower – Arlin Road (A-1) 1.23 Acres, with a 2<sup>nd</sup> from Tiffany Morris. There was a Roll Call. All Commission Members voted in favor and the motion carried.**

**C. PUB19-03: Centerton City Hall – Municipal Drive (C-3) 6.17 Acres -**

Chairman Jeff Seyfarth introduced the item to the Commission.

Patrick Foy, of Morrison Shipley, addressed the Commission, stating that they are proposing a 9828sf Admin Building and a 4631sf Courthouse Addition, in the area where the Police and Fire Departments are located. He said there will be 146 parking spaces including those at the Police Station. He said there is an existing detention pond on the south side of the property that will be modified to accommodate the additional runoff in this area.

Senior Planner Nicole Gibbs addressed the Commission, stating that this request is being proposed south of Fire Station #1 on Centerton Blvd. She said there is an access easement for Municipal Drive, which goes back to the Police Station, which is included in these plans as an existing structure with parking and detention. She said PC approved a CUP in October 2019, for the City Hall and Court Assembly uses, as a requirement of the C-3 Zoning District. She said there is a request to amend the condition in the CUP, regarding the Secondary Emergency Access Point. She said there are a number of Waiver Requests from the Stormwater Manual Requirements, which are detailed in the report: (4:1 side slopes being proposed as 3:1; Concrete Trickle Channel being proposed; 0.62' Freeboard being proposed; 5' flat area proposed at top of berm; Covered Patio is 10' from 100 year elevation minimum). She said Staff supports these Waiver Requests, except for the 20' requirement of the structure from the 100 year elevation for which comment have not yet been received, and that we are looking at possibly making changes to some of these requirements in our Manual as we continue to get these requests on developments. She said the LSD and Landscape Plan are included in the plans, with the Site-Lighting Plan needing to come back to PC for approval later. She said there is a floodplain along the north and southeast corner of the property, but all construction is out of the floodplain. She said there is no additional ROW required at this time, and no Adjacent Street Improvements, as there is proposed highway expansion in the somewhat near future. Sidewalk for pedestrian access is shown from the Fire Station. She said they are proposing a few new parking areas, including north of the Admin Building. She noted the Parking Requirements are being met, and we are still working out the Handicap Parking locations. She said there are several existing easements being shown on the property, and a survey document is included to document those. She said Municipal Drive is not technically a Public Street, as it is just 2 ingress/egress easements addressed as Municipal Drive. She said PC

requested that Staff compare the Landscape Plan with the Proposed Landscape Draft Ordinance, and she has done that and outlined it in the packet. She said they are meeting the intent of the Code, and it seems to be a beautiful plan with lots of greenery. She said a dumpster enclosure is included on the north with a covered area for Recycle Cans. She said there is no signage being proposed, but there is a new digital sign in front of the Fire Department that will serve the New City Hall and Police Department as well.

Chairman Seyfarth thanked Gibbs and the Staff for addressing all the PC questions. He stated that there were letters included in the packet from the Mayor and both the Fire Chief and Police Chief, regarding the Secondary Access not being necessary for their needs. He said the Fire Trucks are now exiting to the west. He recommended that we rely a little bit on their expertise.

Chief Thompson pointed out that a structure over 62,000 sf would require us to have a Secondary Access, but we are well under that.

Chief Harper said he always has officers out in the City for Emergency Response. He said very seldom would all the officers on shift be at the PD. There was brief discussion about traffic release from the facilities.

Councilman Wayne Low recognized the increased traffic in the City but stated that he did not see an issue with the removal of the Secondary Access in this location.

Mayor Edwards stated that our traffic at City Hall has been lowered with the Covid-19 situation and stated that Court is being held only once per month at this time.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff.

Craig Langford asked for clarification on parking. Gibbs said there is a Parking Table included, and the requirements are being exceeded overall.

Ty Manning stated that he still does not support this development in this location. He said he thinks waiving the Secondary Access is a bad idea. He said he thinks having all the buildings together is a win, but he feels it is a bad design.

Director of Public Works Rick Hudson stated that this plan was made 9 years ago, to build the entire City Complex in this area. He said we already have the Water and Sewer stub-outs in place. He said we do have 2 access points at the north end of the property, but they are not properly spaced. He said everyone seems to feel that this will all work out.

Joey Ingle asked Patrick Foy to look at lowering the Trickle Channel. He also said he has never seen a Freeboard Waiver Request. Foy agreed.

Nicole Gibbs gave some details of the proposed Design Architecture and Landscaping of the facilities and provided visuals.

**Joey Ingle made a motion to Approve the Waiver for the Secondary Access for PUB19-03: Centerton City Hall – Municipal Drive (C-3) 6.17 Acres, with a 2<sup>nd</sup> from Jerry Harris. All Commission Members voted IN FAVOR, except for Ty Manning, who voted NO, and the motion carried.**

**Craig Langford made a motion to Approve the Waiver for Stormwater Requests for PUB19-03: Centerton City Hall – Municipal Drive (C-3) 6.17 Acres, with a 2<sup>nd</sup> from Joey Ingle. All Commission Members voted in favor and the motion carried.**

Chairman Seyfarth reminded the Commissioners that the Site-Lighting Plan will be coming back to the PC in the near future.

**Joey Ingle made a motion to Approve PUB19-03: Centerton City Hall – Municipal Drive (C-3) 6.17 Acres, with, with a 2<sup>nd</sup> from Jerry Harris. All Commission Members voted IN FAVOR, except for Ty Manning, who voted NO, and the motion carried.**

**D. PUB20-01: Centerton Utilities Administration Building – Main Street (C-1) 4.15 Acres -**

Chairman Jeff Seyfarth introduced the item to the Commission.

Brandon Rush, with Engineering Services, Inc., addressed the Commission, stating that this request is for the Centerton Utilities' proposed new office building on Main Street. He said it will have a One-Way Drive in and out of the property. He said there will be parking for people to pay their bills and set up service, as well as a meeting space for Commission Meetings or Public Meetings relating to Utility Business.

Senior Planner Nicole Gibbs addressed the Commission, stating that this property is north of the Cemetery on North Main Street. She said it is currently on a few different Lots in the original Centerton Subdivision of Womack's Addition. She said the Rezone Request to C-1 was recommended for approval back in April. She said there will be an ARDOT Permit required for the work within the ROW. She said a Replat of the property with ROW dedication will be required prior to Certificate of Occupancy, since this sits on multiple Lots. She said there is one Waiver Request from the Stormwater Manual, for the 8' flat area on top of the berm around the pond, and the 10' maintainable area. She said Staff supports the Waiver Request, as we feel that the pond can be maintained. She said Government Agency/Office is permitted by Conditional Use in the C-1 Zoning District. She said the proposed plans conform with the Zoning District Requirements provided the agreement to Replat the property is met, meeting the Setback Requirements. She said this District does allow for Zero Lot Lines for Setback modifications to the side and front with PC approval. She said since they are

dedicating Easements and ROW and there is an abandoned Easement, we feel a lot of this can be cleaned up with a Replat. She said they are including that as a contingency.

She said Main Street is an Arterial Street, so the ROW Requirement is 40'. She said they are showing the Future Draft Master Street Plan and have agreed to dedicate 45' ROW. She said some of that is existing ROW. She said there is a proposed sidewalk along the front of the property. She said the only Adjacent Street Improvement is the sidewalk, their driveways, and the ROW Dedication. She said they are meeting the Parking Requirements and have a gravel area that supports additional parking. She said they are required to have 2 ADA parking stalls. She said the south driveway is Entrance-Only and the north driveway is Exit-Only, and there are circulation arrows and signage to that effect. She said there is also a Drive-Up Window. She said they are proposing a Utility Easement for a Sewer Line that runs through the property. Further, she said there is flood plain on the west side of the property, but their improvements are outside of the flood plain. She said there is a Landscape Plan for PC consideration, and she provided illustrations. She said there is a Photometric Site-Lighting Plan included, which is also up for PC approval. She said they are proposing a dumpster enclosure on the west side of the building, in the back, and they show a Monument Sign in the front, which will require separate permits. She said the City Engineer has shown support of the Stormwater Waiver Request and has no other comments on the drainage Analysis Report.

Chairman Seyfarth asked Frank Holzkamper to look at the drive-path regarding the Drive-Up Window. He said if you miss the turn into the Drive-Thru you would have to exit the property and come back in. Seyfarth said it may just be an extra sign or arrow. Holzkamper said they would look at that.

Holzkamper noted that the Dumpster needs to be facing the other direction for truck access to be able to back into it. Joey Ingle said it appears that the dumpster enclosure creeps into the pond slope and recommended looking at the area of the 14 parking stalls on the far west side of the lot.

Ingle also was concerned with the survival of the frontage trees. There was discussion. Ingle also recommended dressing up the south side of the property. Ty Manning agreed.

Holzkamper said they have already filed for their ARDOT Permits, but do not have them yet.

Ty Manning asked about the finish materials. Joey Ingle said it looks like brick veneer on the front and prefinished metal panels on the side. There was discussion about possibly wrapping brick around the sides, especially since it is on the Main Street Corridor. Holzkamper said they would look at it. The Architect Silas Seger agreed with adding the brick, especially on the south side of the building.

Joey Ingle asked about any future ROW where we could line up sidewalks. Rick Hudson said that he did not have anything at this time, but he thought, because of the Cemetery, the natural thing to do would be a crossing to the east side at that point.

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 Stormwater Waiver Request for PUB20-01: Centerton Utilities Administration Building – Main Street (C-1) 4.15 Acres, with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

**Jerry Harris made a motion to Approve PUB20-01: Centerton Utilities Administration Building – Main Street (C-1) 4.15 Acres, with a 2<sup>nd</sup> from Ty Manning. All Commission Members voted in favor and the motion carried.**

**E. SUB19-06: Featherston Village Preliminary Plat (Micro Homes) – Kimmel Road & Womack Road (R-2/ 26 Lots/ 6.87 Acres) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

Jeff bates, of Bates & Associates, representing the Applicant, was present for any questions.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that the PUD for this item was approved in January of this year, and they are following all the PUD Guidelines. She said they are planning 332 homes, with 18 non-buildable lots, 13 common property lots, 3 Park lots, a Lift Station, and a Detention Pond Lot. She said this property is located on the south side of Kimmel Road. She said they will be extending Womack Road to the south and will be improving Kimmel Road and dedicating 49' of ROW from the Section Line. She said they included a Landscape Plan. She said Staff agreed that we will need to go back and amend the PUD, as we are not going to ask the developer to build a 10' Trail on the south side of Kimmel Road, and are only requiring them to build a 5' sidewalk. She said there is additional ROW for the City to complete the 10' Trail. She said Kimmel Road will be a 32' Road, and there will be a 3-Lane Intersection at Womack Road that will be 38'. She said the sidewalk will be 17' from the back of curb, so there will be plenty of Green Space for the City to come back in and complete the Trail. She said they will be putting in Street trees along Kimmel Road. She said Womack Road will be 32' of pavement, with a turn-lane at Kimmel Road, as well as a 4-Way Stop. She said they will be doing a 5' sidewalk, with 8' of Green Space, as well as Street Lights and Street Trees along the development side of this project. She said they are providing 28% of Green Space as required. She said the pond will be stocked and there are Walking Trails throughout, and trees along the entire outside of the subdivision as a buffer. She said they are connecting to utilities. She said the pond is in the flood plain, but there will be no

structures within the flood plain. She said they do have Open Common Space. She said there is indication that Wetlands may exist on the site, which will require review. She listed the trees and shrubs they would be adding on the property. She said she would have John Wary address the Drainage Analysis Report. She said there are just a few Staff Comments remaining.

City Engineer John Wary stated that they have done a pretty good job on their Drainage Analysis Report. He said the only have an issue with drainage in one area, which was missed in their design.

Jeff Roth pointed out that they do not have any Waivers or Variance Requests.

**Public Comments:**

**Alyssa Sims- 234 E. Milsap Road, Fayetteville** - Mrs. Sims asked if the Street Lights will be full cut-off. Jeff Roth said they will be. Sims asked if the Retention Pond would be sufficient, and where the run-off goes when the pond is at capacity. Jeff Roth said the pond was designed for the 100-Year Event plus one foot. Roth said any overflow would run to the east, into the existing drainage channel. Sims said that she understood that there are some existing Wetlands that are going to receive some additional Engineer review but wanted to know if there was a plan to divert the flow to the detention pond. Roth said they have a Storm Sewer Network in place on the streets, to pick up that run-off and take it to the pond. Sims said she understood that there was no curb and gutter. Roth said they have changed their minds and now have curb and gutter. Alyssa Sims stated that she appreciated the time and effort added to the process to address public comments.

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

Chairman Seyfarth said that PC Approval is needed for Adjacent Street Improvements, Preliminary Plat and Plans, Contingent upon Staff Comments.

**Craig Langford made a motion to Approve the Adjacent Street Improvement, Preliminary Plat and Plans, Contingent on any Outstanding Staff Comments for SUB19-06: Featherston Village Preliminary Plat (Micro Homes) – Kimmel Road & Womack Road (R-2/ 26 Lots/ 6.87 Acres), with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

**F. SUB20-02: Orchard Park Phase 4 Final Plat – Walters Road & Hwy 72 (R-2 / 26 SF Lots / 6.87 Acres) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

Dan Mitchell, of Schuber Mitchell Homes, addressed the Commission, stating that this is a continuation of Orchard Park, with 26 Lots. He said the only thing outstanding that he is aware of is that Staff requested a bit more on the Performance Bond by \$2500.00.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this is the 4<sup>th</sup> Phase of Orchard Park Subdivision with 26 Lots. She said it is zoned R-2, with an approved 10' Lot Width Reduction, as well as a 5' Rear Yard Setback Reduction. She said the Variance approval goes through the entire subdivision. She said all Adjacent Street Improvements were completed with Phase 3. She said Warranty Bonds have been submitted and approved. She said the Warranty Bonds need to be turned in to us dated for the City Council meeting on 6/09/2020.

Bond Amounts:

- **Streets-** (100% for 2 years): \$87,977.40
- **Drainage-** (100% for 2 years): \$115,783.00
- **Water & Sewer-** (50% for 1 year): \$144,960.00 (50% \$72,480.00)

Lloyd said the punch items were completed at the time of the Site Inspection. She said there were a few items on the City Engineer follow-up. She said those issues are temporarily being covered with a Performance Bond of \$12,391.90. She said we are allowing the Performance Bond because they are the Developer and the Builder.

Chairman Seyfarth mentioned to Mr. Mitchell that he visited the subdivision recently and was unable to drive through due to the construction traffic.

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 SUB20-02: Orchard Park Phase 4 Final Plat – Walters Road & Hwy 72 (R-2 / 26 SF Lots / 6.87 Acres), with the Outstanding Bond amounts, with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

**G. TS20-08: Center Pointe West – 1389 W. Centerton Blvd. Easement Correction Plat – Ratify Administrative Approval; City Council Approved Ordinance 2020-25 on 4/28/2020 -**

Chairman Jeff Seyfarth introduced the item to the Commission.

City Planner Donna Wonsower addressed the Commission, stating that this is a Corrective Easement, which was for Utility Easements that were originally dedicated with the Record Plat for the Center Pointe West Project. She said when these Easements were recorded, there were encroachments and that this Corrective Plat eliminates the encroachments. She provided an exhibit for PC. She said City Council approved the Corrective Plat on 4/28/2020 and requires PC ratification.

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 TS20-08: Center Pointe West – 1389 W. Centerton Blvd. Easement Correction Plat – Ratify Administrative Approval; City Council Approved Ordinance 2020-25 on 4/28/2020, with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

**(6) OTHER BUSINESS-**

**A. DEV20-02: Westridge Pool House and Playground – Request for Administrative Approval of Plans with Planning Commission Ratification -**

Planning Director Lorene Burns addressed the Commission, stating that this is a minor development on a lot. She said this Clubhouse does have a restroom and a pool, so it is open to the public. She said the plan has parking as shown and has a playground. She said since the Lot has already been platted, that we can have the staff review it and approve this administratively. PC was in favor of allowing Administrative Approval.

**Tiffany Morris made a motion to Approve DEV20-02: Westridge Pool House and Playground – Request for Administrative Approval of Plans with Planning Commission Ratification, with a 2<sup>nd</sup> from Jerry Harris. All Commission Members voted in favor and the motion carried.**

**B. Discuss Plan for Further Meetings Regarding COVID-19 -**

Planning Director Lorene Burns addressed the Commission, stating that Staff has agreed that all June Meetings will remain Virtual. Chairman Seyfarth thanked everyone for their patience and efforts with the virtual meetings and encouraged the Commissioners to make time to review the packets in Dropbox as early as possible.

**C. Comprehensive Plan -**

Planning Director Lorene Burns addressed the Commission, stating that: Staff have been in contact with Houseal Lavigne and we have a new Revised Draft. She said staff will be trying to get comments back to HL by 5/21/2020 if possible, so that HL can have it back to staff by 6/01/2020. She said staff will then e-mail it out and put it out on the website. She said staff will be holding a Virtual Meeting from 12:00-2:00 with the Steering Committee on 6/08/2020. She said staff's plan for 6/09/2020 is to have an Open House for the public at City Hall, with Houseal Lavigne available virtually for comments and feedback. She said Houseal Lavigne is planning to remote in to the City Council Meeting that evening, to

make a presentation to the Council. Burns presented a new Schedule of dates for the Commissioners. There was discussion about allowing a Virtual presentation. Chairman Seyfarth said it would be great for them to be here, but we are so far along. He was in favor of the Virtual Presentation. Joey Ingle agreed, stating that he would be disappointed for this to be delayed much longer. Mayor Edwards pointed out that Houseal Lavigne is affected by travel restrictions. City Clerk Todd Wright said that a concern brought up at the City Council was that some people in the public would not be allowed to have their voices heard. Wright said we have always allowed for other avenues for the public to be heard, such as phone calls or e-mails, when they are unable to attend a Public Meeting. He said he would hate for things to be delayed any longer. Mayor Edwards said he will reach out to the Ravington, to see if it would be available on 6/09/2020, for a larger venue for the Open House.

**D. Expiring Commission Terms -**

Mayor Edwards said he reached out to Ty Manning, Devin Murphy and Joey Ingle about their Expiring Terms.

**(7) ANNOUNCEMENTS-**

- 6/02/2020 - Planning Commission Meeting @ 6:00 PM
- 6/16/2020 - Planning Commission Meeting @ 6:00 PM

**(8) ADJOURN-**

**Jerry Harris made a motion to adjourn the meeting at 8:40 p.m., with a 2<sup>nd</sup> from Tiffany Morris. All Commission members voted in favor and the motion carried.**

  
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**Jeff Seyfarth – Chairman**  
**Centerton Planning Commission**

Minutes prepared by:  
Todd Wright