



**CENTERTON PLANNING COMMISSION**  
**Feb. 18, 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 – 02/04/2020 for approval
  - B. BZA 02/04/2020 for information only
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - A. {Public Hearing} REZ20-01 Thompson Property- 9300 N Tycoon (A1 & I1 to R-3 SF)
  - B. {Public Hearing} REZ20-02 Pinkly-Anglin-Brookside and Rainbow Farms Road (A-1 to R-3 SF)
  - C. {Public Hearing} REZ20-03 Steele Development-Bliss Rd east of Keller (A-1 to R-3 SF)
  - D. {Public Hearing} REZ20-04 VFAM Group -12910 Bush Rd (A-1 to R-3 SF)
  - E. {Public Hearing} REZ20-05 Geurin Property -1879 W. Centerton Blvd. (A-1 to R-3 SF)
  - F. TS20-01 Ivy Family Trust & KOA LLC – Property Line Adjustment; Lots 11 & 12 West End Acres Subdivision
- 6. OTHER BUSINESS**
  - A. Comprehensive Plan Work Session
- 7. ANNOUNCEMENTS**
  - A. Comprehensive Plan Work Sessions: 2/25/2020 @ 6:00 PM
  - B. Next PC Meetings: 03/03/2020 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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  
FEBRUARY 18, 2020**

- (1) CALL TO ORDER-** The 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, Tiffany Morris, Jerry Harris, Ty Manning and Craig Langford. 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, Director of Public Works Rick Hudson and City Engineer John Wary. Centerton Utilities Director Frank Holzkamper was not present.
  
- (3) Approval of the 2/04/20 Planning Meeting Minutes-**

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 2/04/20 and asked the Commissioners if they had any questions or concerns. There were none.

**Joey Ingle made a motion to Approve the February 4, 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- None**
  
- (5) NEW BUSINESS-**

**A. {PUBLIC HEARING} REZ20-01: Thompson Property – 9300 N. Tycoon Road (A-1 & I-1 to R-3 SF) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

**Amber Beale made a motion to Open the Public Hearing for REZ20-01: Thompson Property – 9300 N. Tycoon Road (A-1 & I-1 to R-3 SF), with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

Jason Ingalls, of Expedient Civil Engineering, addressed the Commission, stating that this request is to rezone the two parcels from A-1 (35 Acres) & I-1 (5 Acres) to R-3 Single-Family.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this Rezone Request is for a total of 40 Acres from I-1 (5 Acres) & A-1 (35 Acres), to R-3 Single Family, and their intention is to sell the property. She said the area is primarily agricultural, with some industrial property north of there. She said Bush Road and Tycoon Road are both designated as Collector Roads and would require 60' ROW. She said the Draft Master Street Plan shows a Major Arterial Road possibly clipping the property in the future, but the final location of that road will be determined at a later time. She said the current Land Use Plan designates this area as Industrial, but the Future Draft Land Use Plan shows this area as Thoroughfare Commercial to the north and Business Park to the south, with High Density Residential in this area. She said this rezone request could be considered compatible with the A-1, but not typically with the I-1 or I-2. She said as far as Commercial Development in this area goes, there is not good access to water or sewer, so it would not likely happen for a very long time. She pointed out that there is R-3 to the northeast of this property and R-2 in several locations to the east.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

**Andrea Penrod – 9347 N. Tycoon Road** – Mrs. Penrod addressed the Commission, expressing concern with the proposed home density in this area.

**Joey Ingle made a motion to Close the Public Hearing for REZ20-01: Thompson Property – 9300 N. Tycoon Road (A-1 & I-1 to R-3 SF), with a 2<sup>nd</sup> from Craig Langford. 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 not inconsistent with surrounding use.**
- 2) **Is the proposed rezoning compatible with the surrounding area and zones- YES. Commission was in agreement that it is not incompatible 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 landowner 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- NO. There was public comment, not necessarily in opposition. The Commission agreed.**

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

**Joey Ingle made a motion to recommend Approval to the City Council for REZ20-01: Thompson Property – 9300 N. Tycoon Road (A-1 & I-1 to R-3 SF), with a 2<sup>nd</sup> from Tiffany Morris. There was a Roll Call. All Commission Members voted in favor and the motion carried.**

**B. {PUBLIC HEARING} REZ20-02: Pinkley- Anglin – Brookside Road and Rainbow Farms Road (A-1 to R-3 SF) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

**Joey Ingle made a motion to Open the Public Hearing for REZ20-02: Pinkley- Anglin – Brookside Road and Rainbow Farms Road (A-1 to R-3 SF), with a 2<sup>nd</sup> from Craig Langford. All Commission Members voted in favor and the motion carried.**

Jason Ingalls, of Expedient Civil Engineering, addressed the Commission, stating that this request is to rezone approx. 40 Acres on Brookside Road and Rainbow Farm Road from A-1 to R-3. He said there would likely be some neighbors in this area that are going to want to talk about drainage. He said even though we are just talking about the rezone at this time, they are aware of the drainage concern, and are under engineering design for the project currently, working with the City Engineer, to rectify the drainage issue. He said they are planning on collecting the water on Rainbow Farm Road and taking it to their detention pond. He said tonight we are just talking about the rezone and best use for the land. He said they are asking for R-3, not because of the higher density, but because they want to have narrower lots. He said they are planning for

deeper lots, for larger back yards. He said they are only proposing 140 Lots on the 39.93 Acres.

Senior Planner Nicole Gibbs addressed the Commission, stating that this Rezone Request is for 39.93 Acres, from A-1 to R-3 Single Family, at the southwest corner of Brookside Road and Rainbow Farm Road. She said there are some adjacent property lines with the City of Bentonville jurisdiction, as well, but the property is in our city limits. She said the owner's immediate intention is to develop the property as Single-Family Residential. She said Planning has received the 1<sup>st</sup> Submittal of the Plans, which are under review, contingent upon this rezone request. She said Brookside Road and Rainbow Farm Road are currently designated as Collector Roads, with 60' ROW. Planning Director Lorene Burns pointed out the Centerton's Collector Road ROW is 60' and Bentonville's is 70', and we are working with the Developer, since these roads are shared by both Centerton and Bentonville. Gibbs said the property is adjacent to A-1 to the north, east, south and west, with I-2 to the northwest. She said the R-3 request may be considered compatible with the adjacent zoning. She said the Adopted Land Use Plan designates this area as Mixed-Use, in which R-3 would be considered consistent.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

**Kathleen Abbott- 5297 SW Shell Road** – Mrs. Abbott addressed the Commission, expressing concern with drainage. She asked if the Developer was going to fix the drainage issue. Chairman Seyfarth stated that the development cannot result in an increase of drainage flow. Tiffany Morris stated that we cannot require a Developer to make a pre-existing drainage issue better. Abbott asked if curb and gutter would be required. Joey Ingle said yes, and the Developer would be required to either install the curb and gutter or pay a “fee-in-lieu-of”, where the City would have to install it. Abbott asked about access points. Seyfarth said we are not approving a Development Plan tonight. He said future Planning Commission meetings involving the Development Plan for this project would be open to the public, as well. Ty Manning recommended that Abbot reach out to the engineer on the project.

**Jeff Norbeck- 3349 N. Rainbow Farm Road** – Mr. Norbeck addressed the Commission, expressing concern with drainage, traffic and road conditions. He asked about Street Improvements or alternate routes. Ty Manning stated that we are looking at extending Shell Road on our Draft Master Street Plan.

**Lori Abshire- 3301 N. Rainbow Farm Road** – Mrs. Abshire addressed the Commission, expressing concern with drainage, housing density and property values.

**Steve Reeves- 5695 Brookside Road** – Mr. Reeves addressed the Commission, expressing concern with traffic, buffering, and housing density.

**Glen Patterson- 5811 Brookside Road** – Mr. Patterson addressed the Commission, expressing concern with traffic, housing density and compatibility. He asked what Bentonville was planning in that area.

**Tiffany Morris made a motion to Close the Public Hearing for REZ20-02: Pinkley- Anglin – Brookside Road and Rainbow Farms Road (A-1 to R-3 SF), with a 2<sup>nd</sup> from Joey Ingle. All Commission Members voted in favor and the motion carried.**

Ty Manning asked if we needed to consider Bentonville’s zoning in this area. Chairman Seyfarth said he didn’t believe we would, especially since we have no other factual information. City Attorney Brian Rabal said he believed the question to read “Our” Plan, not anyone else’s Plan, and it is also meant to take into account what is currently developed. Planning Director Lorene Burns said Bentonville has the area to the south zoned for Duplexes and Patio Homes. Ty Manning said that information helps him, as to his opinion on this request.

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

- 6) **Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES. Commission was in agreement that it is not inconsistent with surrounding developments.**
- 7) **Is the proposed rezoning compatible with the surrounding area and zones- YES. Commission was in agreement that it is compatible with the surrounding area.**
- 8) **Would all the allowed uses in the new zone be compatible in this location- YES. Commission was in agreement that it is compatible.**
- 9) **Would the Rezoning provide a benefit to one landowner not shared by the whole neighborhood- NO. Commission was in agreement the there is not a non-shared benefit.**
- 10) **If the public is opposed, why- YES. There was public opposition, and the opinions were presented about drainage, traffic, as well as a question about home values. No facts were presented. The Commission agreed.**

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

Joey Ingle asked about the “proposed” extension of Shell Road. Nicole Gibbs said it is just proposed at this time, so this is just a request, not a requirement.

She said we will try to make accommodations in alignment for it, as it is a very important Collector Road for everybody involved. The Commission agreed.

**Devin Murphy abstained from this vote.**

**Joey Ingle made a motion to recommend Approval to the City Council for REZ20-02: Pinkley- Anglin – Brookside Road and Rainbow Farms Road (A-1 to R-3 SF), 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. {PUBLIC HEARING} REZ20-03: Steele Development – Bliss Road East of Keller Road (A-1 to R-3 SF) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

**Amber Beale made a motion to Open the Public Hearing for REZ20-03: Steele Development – Bliss Road East of Keller Road (A-1 to R-3 SF), with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

Josh Collins, of Anderson Engineering, addressed the Commission, stating that this request is to rezone approx. 4 Acres on Bliss Street from A-1 to R-3 Single Family.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this Rezone Request is the result of a Tract Split on 1/07/20, which created two parcels under the 5 Acre minimum for A-1 zoning. She said there are no plans currently for the land, but R-3 SF zoning was chosen for maximum flexibility for future development. She said this area has R-3 to the north, C-3 to the west, and A-1 to the south. She said Bliss Road is a Collector Road, requiring 60' ROW. She said they own the property to the west, which is staying A-1, because it is over the 5 Acre minimum. She said the Adopted land Use Plan has this area designated as Mixed-Use, which is compatible with the request.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

**Tom Sharp- 430 Keller Road**– Mr. Sharp addressed the Commission, stating that his property is to the south, and asked if this rezone is for a single dwelling or apartments. Chairman Seyfarth stated that they are requesting a rezone for Single-Family dwellings. Ty Manning said this is not for apartments. Mr. Sharp expressed concern with the possibility of having septic in this area. Chairman Seyfarth said this Public Hearing is only for the Rezone.

**Joey Ingle made a motion to Close the Public Hearing for REZ20-03: Steele Development – Bliss Road East of Keller Road (A-1 to R-3 SF), with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

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

- 11) Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES. Commission was in agreement that it is not inconsistent with surrounding developments.**
- 12) Is the proposed rezoning compatible with the surrounding area and zones- YES. Commission was in agreement that it is compatible with the surrounding area.**
- 13) Would all the allowed uses in the new zone be compatible in this location- YES. Commission was in agreement that it is compatible.**
- 14) Would the Rezoning provide a benefit to one landowner not shared by the whole neighborhood- NO. Commission was in agreement the there is not a non-shared benefit.**
- 15) If the public is opposed, why- NO. There was one public comment, with no facts presented, pertaining to the rezone. The Commission agreed.**

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

**Craig Langford made a motion to recommend Approval to the City Council for REZ20-03: Steele Development – Bliss Road East of Keller Road (A-1 to R-3 SF), with a 2<sup>nd</sup> from Amber Beale. There was a Roll Call. All Commission Members voted in favor and the motion carried.**

**D. {PUBLIC HEARING} REZ20-04: VFAM Group – 12910 Bush Road (A-1 to R-3 SF) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

**Tiffany Morris made a motion to Open the Public Hearing for VFAM Group – 12910 Bush Road (A-1 to R-3 SF), with a 2<sup>nd</sup> from Devin Murphy. All Commission Members voted in favor and the motion carried.**

John Wary, of Morrison Shipley Engineering, addressed the Commission, stating that this request is to rezone approx. 40 Acres on Bush Road from A-1 to R-3 Single-Family.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this Request is to Rezone 40 Acres on Bush Road from A-1 to R-3 Single-Family for development. She said Bush Road is designated as a Collector Road on our Adopted Master Street Plan and also includes a 10' path on our Draft Master Trails Plan. She said the property to the west of this land was just zoned R-3. She said there is R-2 to the east, A-1 to the north, south and west, and I-2 to the northwest. She said the area is designated Mixed-Use on the Adopted Land Use Plan. She said it would be considered compatible with the surrounding zoning.

Chairman Jeff Seyfarth opened the meeting to Public Comments. There were none.

**Joey Ingle made a motion to Close the Public Hearing for VFAM Group – 12910 Bush Road (A-1 to R-3 SF), with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

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

- 16) Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES. Commission was in agreement that it is not inconsistent with surrounding developments.**
- 17) Is the proposed rezoning compatible with the surrounding area and zones- YES. Commission was in agreement that it is compatible with the surrounding area.**
- 18) Would all of the allowed uses in the new zone be compatible in this location- YES. Commission was in agreement that it is compatible.**
- 19) Would the Rezoning provide a benefit to one landowner not shared by the whole neighborhood- NO. Commission was in agreement the there is not a non-shared benefit.**
- 20) If the public is opposed, why- NO. There was no public opposition.**

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

**Tiffany Morris made a motion to recommend Approval to the City Council for VFAM Group – 12910 Bush Road (A-1 to R-3 SF), with a 2<sup>nd</sup> from Amber Beale. There was a Roll Call. All Commission Members voted in favor and the motion carried.**

**E. {PUBLIC HEARING} REZ20-05: Guerin Property – 1879 W. Centerton Blvd. (A-1 to R-3 SF) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

**Tiffany Morris made a motion to Open the Public Hearing for REZ20-05: Guerin Property – 1879 W. Centerton Blvd. (A-1 to R-3 SF), with a 2<sup>nd</sup> from Amber Beale. All Commission Members voted in favor and the motion carried.**

John Wary, of Morrison Shipley Engineering, addressed the Commission, stating that this request is to rezone approx. 13 Acres from A-1 to R-3 Single-Family. He said this property is adjacent to the 40 Acre property that was just rezoned to R-3 Single Family, and the intent is to combine the two parcels into a 53 Acre property, for Single-Family Development.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this Request is to Rezone 13 Acres that is currently zoned A-1, to R-3 Single-Family. She said the owner's intent is to sell the property and to combine this property with the property to the south, sometime in the future. She said the property will have access from Bush Road and currently has an Access Easement from Centerton Blvd. She said when combined, these properties the access will be from Bush Road and also possibly from a future Keller Road extension. She said Bush Road is designated as a Collector Road, with a 60' ROW, and Keller Road is designated as a Collector Road as well. She said the surrounding zonings are A-1 to the south, I-1 to the west, R-2 to the southeast and R-3 to the south. She said this area is considered Mixed-Use on the Adopted Land Use Plan, so this rezone could be considered compatible.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

**Dave Turley- 721 Tamarron Road** – Mr. Turley addressed the Commission, asking for a timeline on the Keller Road extension. Nicole Gibbs said it would come with the developments in that area. He asked about any improvements that might be done on Wade Road for this proposed development. Lorene Burns said there will definitely be ROW, and any improvements required would come with the Development Plan.

**Joey Ingle made a motion to Close the Public Hearing for REZ20-05: Guerin Property – 1879 W. Centerton Blvd. (A-1 to R-3 SF), with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

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

- 21) Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES. Commission was in agreement that it is not inconsistent with surrounding developments.
- 22) Is the proposed rezoning compatible with the surrounding area and zones- YES. Commission was in agreement that it is compatible with the surrounding area.
- 23) Would all of the allowed uses in the new zone be compatible in this location- YES. Commission was in agreement that it is compatible.
- 24) Would the Rezoning provide a benefit to one landowner not shared by the whole neighborhood- NO. Commission was in agreement the there is not a non-shared benefit.
- 25) If the public is opposed, why- NO. There was no public opposition, but there were comments about Keller Road and Wade Road. The Commission agreed.

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

**Tiffany Morris made a motion to recommend Approval to the City Council for REZ20-05: Guerin Property – 1879 W. Centerton Blvd. (A-1 to R-3 SF), with a 2<sup>nd</sup> from Ty Manning. There was a Roll Call. All Commission Members voted in favor and the motion carried.**

**F. TS20-01: Ivy Family Trust LLC- Property Line Adjustment- Lots 11 & 12 West End Acres Subdivision -**

Chairman Jeff Seyfarth introduced the item to the Commission.

The Applicant was not present.

Senior Planner Nicole Gibbs addressed the Commission, stating that these are previously Platted Lots in the West End Subdivision. She said the proposal is to shift the shared property line between Lots 11 & 12 by about 10'. She said there is an existing house on Lot 11, but Lot 12 is vacant. She said ROW was dedicated in 2017, and both Lots have access onto West End Ave. She said the Plat is still in review, and they are asking for Ratification of an Administrative Approval. Lorene Burns said the reason for this request is that West End Estates has a requirement that Lot Owners keep their fences 10' from the property line, and a fence was built on this property line. She said the Lot Owners met and agreed that adjusting the Property Line was the best solution.

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 TS20-01: Ivy Family Trust LLC- Property Line Adjustment- Lots 11 & 12 West End Acres Subdivision, with a Contingency of Outstanding Staff Comments, with a 2<sup>nd</sup> from Ty Manning. All Commission Members voted in favor and the motion carried.**

**(6) OTHER BUSINESS-**

**Comprehensive Plan Work Session –**

Chairman Jeff Seyfarth opened the discussion on the Comprehensive Plan, stating that he wanted to use some time tonight for an Overview of the Comprehensive Plan. He asked the Commissioners to also be thinking about the Master Street Plan, Master Trails Plan, Land Use Plan and Landscaping Plan, as we go through these discussions. He encouraged the Commission to share their thoughts and ideas.

Senior Planner Nicole Gibbs addressed the Commission, stating that she has prepared an Overview of the Comprehensive Plan, as well as the Planned Process Timeline and the Next Steps. She said there is also a Target Timeline for Adoption with Housel Lavigne. She said we will also go through the Outlined Goals & Objectives, and hopefully get to a discussion on the Master Land Use Plan.

The Commissioners were provided previously with a Comprehensive Plan folder in Dropbox, with the Comprehensive Plan, Comprehensive Plan Overview, Draft Master Street Plan and Draft Master Trails Plan for this discussion and future discussion.

Planning Director Lorene Burns said our next time to meet will be 2/25/20 at 6:00PM.

**Discussion Points-**

- **Comprehensive Plan History**
- **Timeline from Discussions to Approvals**
- **The Importance of the Comprehensive Plan as a Policy Document that guides Land Use, Development, Capital Improvements, Community Investment, Growth and Overall Quality of Life**
- **Comprehensive Plan Promotes the Community's Vision, Goals, Objectives and Policies**
- **Comp Plan Should be Reviewed every 5-10 years**
- **Housel Lavigne's Legwork**
- **Projected City Population (Too Low?)**
- **Overall Goals & Objectives ----- Implementation**

- Feedback from Commissioners (Seyfarth favors Discussion versus e-mail chain)
- Spelling & Grammar Corrections (To be e-mailed)
- Northwest Arkansas National Airport
- Definition of Mixed Use
- Mixed Use in areas other than Downtown
- Walkability of the Community
- Agricultural Uses smaller than A-1
- Cultural Feel of the Community (Small Town or Part of Thriving NW Arkansas?)
- Encouraging Certain Types of Development
- Low-Income Housing
- Tie into the Regional Draw
- Economic Growth
- Vision for Our City
- Gathering Space(s)
- Protecting Infrastructure & Annexation Plan

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

**(7) ANNOUNCEMENTS-**

- 2/25/20- Comprehensive Plan Work Session
- 3/03/20- Planning Commission Meeting @ 6:00 PM
- 3/17/20- Planning Commission Meeting @ 6:00 PM

**(8) ADJOURN-**

Tiffany Morris made a motion to adjourn the meeting at 8:43 p.m., with a 2<sup>nd</sup> from Joey Ingle. 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