



CENTERTON PLANNING COMMISSION
Feb. 4, 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 – 01/21/20
- 4. OLD BUSINESS**
 - A. **SUB13-02C Quail Hollow PH3** – Outstanding Items Complete
- 5. NEW BUSINESS**
 - A. **SUB17-06 Forest Park Phase 3 Final Plat** – Gamble Rd (62 SF Lots; R-2)
 - B. **DEV20-01 BWHS Visitor Locker Room** – 1357 Gamble Rd
- 6. OTHER BUSINESS**
 - A. **PC Agenda for 2/18/2020 – Reschedule Work Session for Comp Plan?**
- 7. ANNOUNCEMENTS**
 - A. **Next PC Meetings:** 02/18/20 @ 6:00 PM
 - B. **Comprehensive Plan Work Sessions:** 2/18/20 and 2/25/20
- 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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 4, 2020**

- (1) **CALL TO ORDER-** The Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:02 p.m.

- (2) **ROLL CALL-** Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Amber Beale, Jerry Harris and Ty Manning. Tiffany Morris and Craig Langford were absent. Others in attendance for the City were Mayor Bill Edwards, City Clerk/Recorder Todd Wright, City Attorney Brian Rabal, Planning Director Lorene Burns, City Planner Dianne Morrison Lloyd, Senior Planner Nicole Gibbs, City Planner Donna Wonsower and Director of Public Works Rick Hudson. City Engineer John Wary and Centerton Utilities Director Frank Holzkamper were not present.

- (3) **Approval of the 1/21/20 Planning Meeting Minutes -**

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 1/21/20 and asked the Commissioners if they had any questions or concerns. There were none.

Jerry Harris made a motion to Approve the January 21, 2020 Planning Commission Meeting Minutes, with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

- (4) **OLD BUSINESS- None**
 - A. **SUB13-02C: Quail Hollow Phase 3 Final Plat – Buckhorn Flats (Lots 84-121) -**

Senior Planner Nicole Gibbs addressed the Commission, stating that the approval in the last meeting for this Final Plat was contingent upon completion of all the Outstanding Items. She said all those items have been completed and it will go before the City Council for their consideration on 2/11/20.

No Action was Required.

(5) NEW BUSINESS-

**A. SUB17-06: Forest Park Phase 3 Final Plat – Gamble Road
(62 Lots; R-2) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

There was no representative for the Applicant.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this is the Final Plat for Phase 3 of the Forest Park Subdivision. She said there are 60 Buildable Lots and 2 Non-Buildable Lots, and Zoned R-2. She said they are dedicating 30' of ROW along Gamble Road as part of this Phase. She said there are no Adjacent Road Improvements in this Phase. Lloyd said the Covenants have been turned in for Phases 3 & 4 and were filed on January 31st, 2020. Planning Director Lorene Burns said that they still need to be reviewed by the City Attorney. Lloyd said the Bond amounts still need a little work but have been approved by Staff. Rick Hudson said the Streets and Drainage Bonds were split up between three (3) contractors and Staff has approved the total amount. He said they are just having trouble getting the Bond amounts on the right items, with the correct value. He said he has one of the contractors coming back to his office in the morning and doesn't think it will be an issue.

Bond Amounts:

- **Streets-** (100% for 2 years): \$300,533.24
- **Drainage-** (100% for 2 years): \$231,678.30
- **Water & Sewer-** (50% for 1 year): \$171,847.50

Lloyd stated that for PC consideration tonight is for Recommendation to City Council for the Final Plat, As-Builts and Warranty Bond amounts. She said Planning Staff recommends that PC approval be contingent upon any remaining Staff Comments and Outstanding Items. She said she just got the Comments from engineering today and there is a pretty lengthy list of comments. She said they were mainly on the As-Builts, with only a couple on the Final Plat. She said the Site Inspection went very well.

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

Joey Ingle recommended that the Bond amount issue and Outstanding Comments be resolved prior to the 2/11/20 City Council Meeting. Planning Staff asked for a deadline of 10:00 a.m. on Friday 2/07/20. PC agreed.

Joey Ingle made a motion to recommend Approval to City Council, SUB17-06: Forest Park Phase 3 Final Plat – Gamble Road (62 Lots; R-2), contingent upon completion of all Outstanding Comments, As- Built's turned in by 10:00a.m., Friday 2/07/20, and Correct Bond Amounts turned in, with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

B. DEV20-01: BWHS Visitor Locker Room– 1357 Gamble Road -

Chairman Jeff Seyfarth introduced the item to the Commission.

Larry Grelle, of Morrison Shipley Engineering, addressed the Commission, stating that this request is to build a Locker Room at BWHS. He said it will be a free-standing building, a little over 3000 sf, and will be located on the east side of the Football Stadium. He said the Plan the PC has is the same Plan that was approved for the overall Stadium about 2 years ago, with no changes. Grelle said there have been some improvements done, with bleachers added on the east side, and concrete poured for that area, some of which will have to be demoed-out to make all of this work for the Locker Room. He said there are no changes being proposed to the parking, but there will be a fire hydrant added, as well as sewer and water services.

Senior Planner Nicole Gibbs addressed the Commission, stating that this is mainly just a reminder from the approval in December of 2017, where this was presented as an “alternate” to be built in phases. She said this is basically Phase 2 of the Stadium Improvements. She said the Plans have not changed, but it has been two (2) years, so it has been brought back in front of the PC for their Re-Approval. There was discussion about landscaping. Gibbs recommended possibly looking at landscaping with the next Phase, with the Parking Lot to the west, which will tie in with the development of Wolverine Drive. Chairman Seyfarth asked if this was the piece around the Stadium. Grelle said it was the last building that he was aware of. Seyfarth asked Grelle to consider some landscaping around this site.

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 Re-Approve DEV20-01: BWHS Visitor Locker Room– 1357 Gamble Road, with a 2nd from Ty Manning. All Commission Members voted in favor and the motion carried.

(6) OTHER BUSINESS-

- **Comprehensive Plan Work Session 2/18/20-**

There was discussion about the size of the PC Meeting agenda for 2/18/20, possibly not leaving much time for a full Comprehensive Plan Work Session. Chairman Seyfarth recommended possibly using the meeting on 2/18/20 as an introduction. Lorene Burns said the Master Street Plan and Master Land Use Plan are likely going to be the two (2) items that will require the most time. Burns said the Draft Document should be available to Staff around 2/11/20. Nicole Gibbs said there is usually an Executive Summary, which outlines the Plan, included with the Draft, so we could start there. The Commission agreed to that idea. Burns recommended a that if there was not enough time on 2/18/2020 then to schedule another full work session on 2/20/2020, if that be the case.

- **New Planner-**

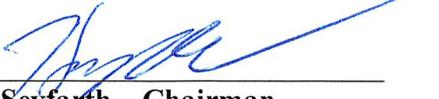
Donna Wonsower was introduced as a new Planner for the City.

(7) ANNOUNCEMENTS-

- **2/18/20- Planning Commission Meeting @ 6:00 PM**
- **2/18/20 & 2/25/20- Comprehensive Plan Work Sessions**
- **3/03/20- Planning Commission Meeting @ 6:00 PM**

(8) ADJOURN-

Jerry Harris made a motion to adjourn the meeting at 6:34 p.m., with a 2nd from Joey Ingle. All Commission members voted in favor and the motion carried.



Jeff Seyfarth – Chairman
Centerton Planning Commission

Minutes prepared by:
Todd Wright