



CENTERTON PLANNING COMMISSION
April 7, 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 – 03/17/2020
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. {Public Hearing} **REZ20-07 Steele Development** - Holloway Rd.; 43.54 Ac; (R-2 to R-3 SF)
 - B. {Public Hearing} **REZ20-08 Carl Walker** - Vaughn Rd.; 18.61 Ac (A-1 to R-2 SF)
 - C. {Public Hearing} **REZ20-09 Centerton Utilities** – 517 Main St.; 3Ac (R-3 to C-1)
- 6. OTHER BUSINESS –**
 - A. Public Hearings for Master Street Plan/Master Trail Plan/Comprehensive Plan to be scheduled for 4/21/2020 and the Open House for the Comprehensive Plan & Presentation to Council will not occur in April due to COVID-19. Will reschedule when risk subsides and able to do so.
- 7. ANNOUNCEMENTS**
 - A. **Next PC Meetings:** 04/21/2020 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
APRIL 7, 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 6:34 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, City Engineer John Wary and Centerton Utilities Director Frank Holzkamper.

(3) Approval of the 3/17/2020 Planning Meeting Minutes -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 3/17/2020 and asked the Commissioners if they had any questions or concerns. There were none.

Jerry Harris made a motion to Approve the March 17, 2020 Planning Commission Meeting Minutes, with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

(4) OLD BUSINESS - None

(5) NEW BUSINESS-

A. {PUBLIC HEARING} REZ20-07: Steele Development – Holloway Road; 43.54 Acres; (R-2 to R-3 SF) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Joey Ingle made a motion to Open the Public Hearing for REZ20-07: Steele Development – Holloway Road; 43.54 Acres; (R-2 to R-3 SF), with a 2nd from Ty Manning. All Commission Members voted in favor and the motion carried.

John Wary, of Morrison Shipley Engineers, representing the Applicant, addressed the Commission, stating that this request is to rezone 40 Acres on the south side of Holloway Road from R-2 to R-3. He said the R-3 Zoning is consistent with the Land Use Map. He said part of the reason for the Rezone Request is to get more density, to offset some of the land cost. Wary presented an exhibit from a Wetlands Biologist, that determines about 3 Acres along the west property line is potentially wet and jurisdictional. He said they are planning on leaving a 100' strip along the west property line undeveloped, reducing the amount of Wetland Mitigation on the property. He said the Rezone from R-2 to R-3 will help offset the 3 Acre loss.

City Planner Donna Wonsower addressed the Commission, stating that this is a Rezone Request from R-2 to R-3 Single Family. She said the property is surrounded by A-1 Use except for R-2 on the west side but is directly adjacent to the new Junior High School on the north. She said Staff considers it consistent with the surrounding Rezones. She listed the R-3 Zoning Requirements. She said Holloway Road is currently an Arterial Road with 80' ROW, but will be increasing to 90' ROW with the new Junior High School. She said the Master Trail Plan identifies trails on Vaughn Road, South Main Street and Fish Hatchery Road nearby. She said the Adopted Land Use Plan designates this area as High Density Residential, therefore Staff considers this request to be compatible. She mentioned the Wetlands Exhibit that John Wary detailed for PC, pointing out that it is still undetermined. She said Staff supports this Rezone Request.

Chairman Seyfarth asked if there needs to be discussion about the Wetlands Determination still being outstanding, and whether they would need to come back to PC if the 3 Acres does not have to be left undeveloped. Joey Ingle said the R-3 Request already meets our Land Use Plan and he has no issue with it, with or without the wetlands.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

There were No Public Comments.

Amber Beale made a motion to Close the Public Hearing for REZ20-07: Steele Development – Holloway Road; 43.54 Acres; (R-2 to R-3 SF), with a 2nd from Devin Murphy. 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- NO. There was no public comment.**

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 REZ20-07: Steele Development – Holloway Road; 43.54 Acres; (R-2 to R-3 SF), with a 2nd from Jerry Harris. There was a Roll Call. All Commission Members voted in favor and the motion carried.

B. {PUBLIC HEARING} REZ20-08: Carl Walker – Vaughn Road; 18.61 Acres; (A-1 to R-2 SF) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Ty Manning made a motion to Open the Public Hearing for REZ20-08: Carl Walker – Vaughn Road; 18.61 Acres; (A-1 to R-2 SF), with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.

Blake Jorgensen, of Jorgensen & Associates, representing the Applicant, addressed the Commission, stating that this request is to rezone 18.61 Acres from A-1 to R-2. He said this property is just west of the property that was just approved to R-3 earlier in this meeting.

City Planner Donna Wonsower addressed the Commission, stating that this is a Rezone Request from A-1 to R-2. She listed the R-2 Zoning Requirements, and said the intent is to develop this property for single-family homes. She said the property is surrounded mostly by Bentonville A-1, which is different than our A-1. She included Bentonville's Zoning Classifications in the PC packets. She said that Bentonville found this request consistent with their R-1 Classification, and although it is not generally consistent with the surrounding Agricultural Zoning, considering the location of the new Junior High School, they do not believe this area will remain Agricultural. She said this area was not in the Centerton Planning Area when the current Land Use Plan was adopted, but as it is now in the Centerton Planning Area, the Proposed Land Use Plan shows this area as Single-Family Residential.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

There were No Public Comments.

Joey Ingle made a motion to Close the Public Hearing for REZ20-08: Carl Walker – Vaughn Road; 18.61 Acres; (A-1 to R-2 SF), with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

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 considered consistent with surrounding use.**
- 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 of 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- NO. There was no public comment.**

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

Amber Beale made a motion to recommend Approval to the City Council for REZ20-08: Carl Walker – Vaughn Road; 18.61 Acres; (A-1 to R-2 SF), with a 2nd from Tiffany Morris. There was a Roll Call. All Commission Members voted in favor and the motion carried.

C. {PUBLIC HEARING} REZ20-09: Centerton Utilities – 517 Main Street; 3 Acres; (R-3 to C-1) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Joey Ingle made a motion to Open the Public Hearing for REZ20-09: Centerton Utilities – 517 Main Street; 3 Acres; (R-3 to C-1), with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

Frank Holzkamper, Centerton Utilities Director, addressed the Commission, stating that this request is to rezone this 3 Acre property on N. Main Street, to build their new Administrative Office Building. He said they have outgrown their current facility. He said the Future Land Use Plan designates this area as Main Street Commercial Use.

City Planner Nicole Gibbs addressed the Commission, stating that this is a Rezone Request from R-3 to C-1 for a 3 Acre parcel on N. Main Street. She said the owner's intention is to develop this property for the new Centerton Utilities Office, to keep them downtown. She said PC recommendation is needed for City Council Approval on 4/14/2020. She gave the requirements for C-1 Zoning. She said Main Street is designated as an Arterial Road on the Master Street Plan with an 80' minimum ROW. She said there is also a planned trail along Main Street. She said there is a City-Owned Cemetery to the south, an R-2 subdivision to the east, and a Flood Plain to the west. She said there is C-1 south of the Cemetery. She said the Adopted Land Use Plan has this property located in the Downtown Commercial Area.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

There were No Public Comments.

Tiffany Morris made a motion to Close the Public Hearing for REZ20-09: Centerton Utilities – 517 Main Street; 3 Acres; (R-3 to C-1), with a 2nd from Ty Manning. 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 considered consistent with surrounding use.**
- 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 of 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 no public comment.**

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

Jerry Harris made a motion to recommend Approval to the City Council for REZ20-09: Centerton Utilities – 517 Main Street; 3 Acres; (R-3 to C-1), with a 2nd from Amber Beale. There was a Roll Call. All Commission Members voted in favor and the motion carried.

(6) OTHER BUSINESS-

- A. **Public Hearings for Master Street Plan/Master Trail Plan/Comprehensive Plan to be scheduled for 4/21/2020 and the Open House for the Comprehensive Plan & Presentation to Council will not occur in April due to COVID-19. Will reschedule when risk subsides and able to do so.**

Planning Director Lorene Burns addressed the Commission, stating that she spoke with Houseal Lavigne and we are sliding the schedule, due to the restrictions of COVID-19. She said the new tentative dates are:

- **4/23/2020** – HL sends 99% completed Draft to Staff.
- **5/07/2020** – Post Draft for Public Review.
- **5/21/2020** – Remote Presentation for the Public at 12:00 pm.
- **6/09/2020** - Remote Presentation to City Council

Burns also stated that we will be looking at options for a Public Open House for the Master Street Plan, Master Trails Plan, Land Use Plan and the Comprehensive Plan, even if they need to be Virtual Meetings.

(7) ANNOUNCEMENTS-

- **4/21/2020 - Planning Commission Meeting @ 6:00 PM**
- **5/05/2020 - Planning Commission Meeting @ 6:00 PM**

(8) ADJOURN-

Amber Beale made a motion to adjourn the meeting at 7:19 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