



**CENTERTON PLANNING COMMISSION**  
**MARCH 08, 2022 @ 5:00 PM**  
**SPECIAL MEETING Via Zoom**

**AGENDA**

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*Public comment period after the introduction of each agenda item*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. NEW BUSINESS**

- A. SUB21-01 MORNINGSIDE ESTATES PH 4-FINAL PLAT-** SE corner of Keller Rd and Seba Rd, north of Bliss St, west of Morningside Ph1 (18.74 Ac / Zoned R3-SF / 90 SF lots / Lots 168-257) *Developer: Rausch Coleman Homes NWA, LLC, Jesse Fulcher; Engr: MSE| HALFF, Larry Grelle*

- **Final Plat**
- **Covenants**
- **Bonds**

**4. ANNOUNCEMENTS**

- A. Next PC Meeting: 03/15/2022 @ 6:00 PM (New Centerton Court Building 210 Municipal Dr)**  
**B. Next Council Meeting: 03/08/2022 @ 6:00 PM (New Centerton Court Building 210 Municipal Dr)**  
**C. Next Tech Review Meeting: 03/24/2022 @ 2:00 PM (Zoom)**

**5. 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.



**SPECIAL  
PLANNING COMMISSION  
MINUTES OF ZOOM MEETING  
MARCH 8, 2022**

**(1) CALL TO ORDER –**

The Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 5:00 p.m.

**(2) ROLL CALL –**

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Craig Langford, John Sessoms, Ben Lewis, Jerry Harris and Tony Davis. Amber Beale was absent. Others in attendance for the City were Mayor Bill Edwards, City Clerk/Recorder Todd Wright, City Attorney Brian Rabal, Planning Director Lorene Burns, Senior Planner Dianne Morrison Lloyd and City Planner Erik Nystrom.

**(3) OLD BUSINESS – None**

**(4) NEW BUSINESS -**

**A. SUB21-01: Morningside Estates Phase 4 Final Plat – SE Corner of Keller Road and Seba Road, North of Bliss Street, West of Morningside Phase 1 (18.74 Acres / Zoned R3-SF / 90 Lots / Lots 168-257) –**

Chairman Jeff Seyfarth introduced the item to the Commission.

City Planner Erik Nystrom addressed the Commission, giving a brief description of the request, stating that the applicant has submitted for Final Plat approval for Phase 4 of Morningside Estates, with 90 Single-Family Lots, on an 18.74 Acre Tract located on the SE corner of Keller Road and Seba Road. He said this is west of Morningside Phase 1, and is zoned R3-SF. He said the Bonds have been approved by all departments in the following amounts:

- **Streets (100% for 2 years) – \$399,083.00**

- **Drainage (100% for 2 years) – \$205,842.41**
- **Water & Sewer (50% for 1 year) : \$644,260.00 (\$322,130.50)**

Nystrom added the following:

- **No Completion Bonds required**
- **Awaiting annexation of Covenants from Morningside Estates Phase 1**
- **No Waivers were granted with the Preliminary Plat approval**
- **Record Drainage has been approved by CEI**
- **Final Inspection completed 1/31/2022, with follow-up on 3/04/2022**
- **All Punch- List Items addressed**
- **Record Drawings have been approved**
- **Remaining Staff Comments have been addressed**

**Jerry Harris made a motion to Approve SUB21-01: Morningside Estates Phase 4 Final Plat – SE Corner of Keller Road and Seba Road, North of Bliss Street, West of Morningside Phase 1 (18.74 Acres / Zoned R3-SF / 90 Lots / Lots 168-257), with a 2<sup>nd</sup> from John Sessoms. There was a Roll Call. All Commission Members voted in favor, and the motion carried.**

**(5) OTHER BUSINESS – None**

**(6) ANNOUNCEMENTS -**

- **3/08/2022 – City Council Meeting @ 6:00 PM**
- **3/15/2022 - Planning Commission Meeting @ 6:00 PM**
- **3/24/2022 - Tech Review @ 2:00 PM**

**(7) ADJOURN -**

**Tony Davis made a motion to adjourn the meeting at 5:10 pm, with a 2<sup>nd</sup> from Devin Murphy. All Commission members voted in favor and the motion carried.**



**Jeff Seyfarth – Chairman  
Centerton Planning Commission**

Minutes prepared by:  
Todd Wright