



CENTERTON PLANNING COMMISSION
December 21, 2021 @ 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 – 12/7/2021
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **HOP21-46 CWIKI Ventures-** 1421 Persimmon St (Willow Crossing Ph1 / R3-D)- Janitorial Services
 - B. **HOP21-48 Stitch and Nail, LLC-** 927 Zachary St (North Forty Subdivision / R3-SF)-Homemade crafts
 - C. **TS21-19 Gonzales-** 14143 AR Hwy 102 / 2.26 Ac / County)- Paya Inc.
5. **OLD BUSINESS**
 - A. **DEV21-08 Christian Life Center-Adjacent Street Agreement-** south of 1011 Gamble Rd (R3 / 2.80 Ac)
 - **Adjacent Street Agreement/Fee-In-Lieu**
6. **NEW BUSINESS**
 - A. {Public Hearing} **PUD21-06 Bush Rd Community –** Bush Rd & Nottingham Ln (R-1 / 1.84 Ac)-*Swope*
 - B. {Public Hearing} **PUD21-07 Ridge Crest-** NE/C of Vaughn Rd and Nugget Rd (47.55 Ac / R3-SF)
Crafton Tull- Taylor Lindley
 - C. {Public Hearing} **CU21-13 Schuber Mitchell Workspace-**3670 Macintosh Way (R-2 / 0.22 Ac / Office Space for Arkansas Team)-*Oscar Sarceno*
 - D. **SUB21-14 Willow Crossing Townhomes Lot 2D-PRELIMINARY PLAT-** NW/C of Marigold Rd & Cedar St (35 Lots / 5.07 Ac / RTH-MF12)-*ESI, Jason Appel*
 - Preliminary Plat Approval
 - E. **SUB20-04 PRAIRIE BROOK PH1 - FINAL PLAT –** Bush & Tycoon Rd. (35 Lots/ 10.64 Ac / Zoned R3-SF)-
Expedient Civil Engineering
 - Final Plat Approval
 - Maintenance Bonds
 - Covenants
 - F. **DEV21-16 Mint Dental Expansion-** 1230 E Centerton Blvd (0.9 AC/ C2) *Blew & Associates*
 - G. **DEV21-15 Rose Centerton Strip Center-** SW/C of Hwy 102 and Cedar St (2.16 Ac / C2) *CEI*
7. **OTHER BUSINESS**
 - A. **2022 Planning Calendar December meetings discussion**
8. **ANNOUNCEMENTS**
 - A. **Next Tech Review Meeting: 1/06/2022 @ 2:00 PM (Zoom)**
 - B. **Next PC Meeting: 1/04/2022 @ 6:00 PM**
 - C. **Next Council Meeting: 1/11/2022 @ 6:00 PM**
9. **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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.



**PLANNING COMMISSION
MINUTES OF MEETING
DECEMBER 21, 2021**

(1) CALL TO ORDER –

The Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:47 p.m.

(2) ROLL CALL –

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Craig Langford, Amber Beale, John Sessoms (via Zoom), Ben Lewis, Jerry Harris and Tony Davis. Devin Murphy was absent. Others in attendance for the city were City Clerk/Recorder Todd Wright, City Attorney Brian Rabal, Planning Director Lorene Burns, Senior Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, Planning Assistant Laura Crite, Director of Public Works Lance Johnson, Fire Marshal Paul Higginbotham and City Engineer John Wary.

(3) APPROVAL OF MINUTES -

Chairman Jeff Seyfarth said the Minutes of the Planning Commission Meeting from 12/07/2021.

Joey Ingle made a motion to Approve the Planning Commission Meeting Minutes from 12/07/2021, with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

(4) RATIFICATION OF ADMINISTRATIVE APPROVALS –

- A. **HOP21-46: CWIKI Ventures** – 1421 Persimmon Street (Willow Crossing Phase 1 / R3-D)
- B. **HOP21-48: Stitch and Nail, LLC** – 927 Zachary Street (North Forty Subdivision / R3-SF)
- C. **TS21-19: Gonzales** – 14143 AR Hwy 102 (County / 2.26 Acres)

Ben Lewis made a motion to Ratify the Administrative Approvals as presented, with a 2nd from Craig Langford. All Commission Members voted in favor and the motion carried.

(5) OLD BUSINESS –

- A. **DEV21-08: Christian Life Center – Adjacent Street Agreement – South of 1011 Gamble Road (R3 / 2.80 Acres) –**

- **Adjacent Street Agreement / Fee-In-Lieu**

Chairman Jeff Seyfarth introduced the item to the Commission.

The applicant was not present.

City Planner Donna Wonsower addressed the Commission, stating that PC saw this item in June 2021. She said the LSD was approved, but we were still working out the Adjacent Street Agreement, whether it would be a Fee-in-Lieu, or another option. She said they are proposing to do a Fee-in-Lieu, in the amount of \$60,926.69, which has been approved by Staff. She said it includes a 5-ft sidewalk and some drainage swales, as well as Road and Stormwater work in the future.

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

Tony Davis made a motion to Approve DEV21-08: Christian Life Center – Adjacent Street Agreement – South of 1011 Gamble Road (R3 / 2.80 Acres), with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.

(6) NEW BUSINESS -

- A. **{PUBLIC HEARING} PUD21-06: Bush Road Community – Bush Road & Nottingham Lane (R3-SF / 1.89 Acres) –**

Chairman Jeff Seyfarth introduced the item to the Commission.

Phil Swope with Swope Engineering addressed the Commission, giving a brief review of the request. He said this property was recently rezoned to R3-SF. He said they are proposing 18 Units on the site, along with the necessary Green Space for the PUD Requirements. He said there is a detention pond planned for the site, along with Utilities, which will be worked out with the LSD.

City Planner Donna Wonsower addressed the Commission, giving a brief description of the request. She said the approx. 2-acre property has been rezoned to R3-SF. She said there has been some confusion with the platting of the lots, as there was a Tract Split in 2016, however the Warranty Deeds were never filed, so it still shows in the Benton County records as one (1) lot. She said we are recommending a replat, to clean up all of the records. She said the request is consistent with R-3 zoning, as the proposal is for Single-Family homes. She said the ownership will stay with Twelve Stone Construction & Design LLC, which is consistent with the PUD Code. She said the proposal is for a single entry off of Bush Road, with small homes aligned on either side of a private drive. She said the setbacks will be 25-ft on the front and street sides, and 15-ft on the rear and sides. She said the proposed density is higher than R3-SF. She said the surrounding zonings are A-1 and R-2. She said the proposal is for smaller homes, with no accessory buildings. She said they are proposing approx. 26.4% Open Space, which will be preserved with an Open Space Easement. She said Architecture and Landscaping will be addressed with the LSD. She said the PUD Parking Requirements recommend two (2) covered and two (2) uncovered parking spaces per dwelling unit, and they are proposing one (1) covered space in the garage, with double-stacked parking in the driveway, as well as nine (9) off-street parking spaces. She said that is a total of 18 covered and 36 uncovered spaces for the 18 proposed dwelling units. She said we are recommending that off-street parking spaces be marked "For Residents Only". She said there will be one (1) sign. She said the proposal may be considered as consistent with the land use plan, though the density is higher than the underlying zoning and would require specific approval. She said it is consistent with several Comp Plan implementation items. She said we are recommending Street Trees and Residential Compatibility Standards as a condition of approval. She said they would need to dedicate ROW with the LSD, as well as providing street improvements, sidewalks, and connections. She said the other requirements are Standard PUD Requirements. She said we did receive an e-mail and a couple of phone calls from adjacent residents, expressing concern with the proposed density.

Craig Langford made a motion to Open the Public Hearing for PUD21-06: Bush Road Community – Bush Road & Nottingham Lane (R3-SF / 1.89 Acres), with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth opened the meeting to Public Comments, stating that there was an e-mail from a Pamela Rapp, expressing concern with the proposed density, traffic safety and effect of the smaller homes on her property value.

Public Comments: None

Ben Lewis made a motion to Close the Public Hearing for PUD21-06: Bush Road Community – Bush Road & Nottingham Lane (R3-SF / 1.89 Acres), with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

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

Joey Ingle felt the proposed density is a bit high. Tony Davis recommended a possible improvement to Bush Road, such as a deceleration lane, or turn lane, to account for the additional traffic. Chairman Seyfarth expressed concern with trash receptacles and trash collection access.

Phil Swope said they are proposing 1200 sqft homes, with full-sized bedrooms. He said the developer is also willing to reduce the density, to get it within the R3-SF standards. Joey Ingle said he thought that would help. Swope said the trash collection will be addressed with the LSD. There was discussion. Swope said Bush Road is already improved to the MSP requirements, but they are adding a 10-ft trail. Ingle asked for added landscaping to the south and east. Ingle said we asked for more affordable housing with our Comp Plan, and he feels we need to figure out how to make that work. Amber Beale asked if Fire Safety is being met. Fire Marshal Paul Higginbotham said it is being met.

Joey Ingle made a motion to Approve, with any Outstanding Staff Comments PUD21-06: Bush Road Community – Bush Road & Nottingham Lane (R3-SF / 1.89 Acres), with the reduced density to meet the zoning classification, adding additional street trees and screening, dumpsters, and any other Staff Comments, with a 2nd from Tony Davis. There was a Roll Call. All Commission Members voted in favor, except for Jerry Harris, who voted NO, and the motion carried.

B. {PUBLIC HEARING} PUD21-07: Ridge Crest – NE/C of Vaughn Road and Nugget Road (R3-SF / 47.55 Acres) –

Chairman Jeff Seyfarth introduced the item to the Commission.

Jesse Fulcher addressed the Commission, stating that this is a pretty straight-forward project. He said the property was rezoned to R3-SF about five (5) months ago. He said they are choosing to develop as a PUD, as there is a large power transmission line crossing the north and west, eating up a large portion of the property. He said they have

quite a bit of green space on the exterior of the property. He said this will be a similar concept as the Morningside Subdivision. He said the trail will connect to a trail system on Vaughn Road. He said they are proposing street trees along the property frontage, and on each lot. He said they will be improving Wagner Road. He said there will be a little bit of green space in the middle of the property, which is a potential wetland feature. He said they are proposing a lot of good landscaping, infrastructure improvements and pedestrian walkability. He said they have no issue with including an Avigation Easement. He said the recommendation for Sound Attenuation is not supported by any City Code, or the PUD Regulations.

City Planner Donna Wonsower addressed the Commission, stating that the property was rezoned from A-1 to R3-SF in July of this year. She said the request is for a PUD development of two (2) parcels (47.55 acres and 1.11 acres). She said the Use is consistent with the R3-SF zoning regulations. She said PUD regulations require that the property be in single ownership at the time of filing, which is true in this case. She said Melvin and Judy Coffelt have applied for this PUD. She said any subdivision of the property should be defined at the time of the PUD application, which is being represented tonight with a Concept Plan. She said the design is for a 175 Unit development, with a walking trail loop around the edges, a detention lot at the southeast corner, and some connecting open spaces. She said there are a couple of changes from the underlying zone being proposed: 1) Reduction of the minimum lot width from 60-ft to 50-ft. 2) Reduction of the minimum lot area from 6000sf to 5000sf. She said the density is consistent with R3-SF, and the proposed plans do not show any accessory buildings. She said we will be working out the 25% open space requirement with the LSD. She said architectural treatments, landscaping and tree preservation will be looked at with the Subdivision Plan. She said we are looking for street trees along Bush Road, Wagner Road and Nottingham Road, as well as along with the interior streets. She said PUD parking requirements call for two (2) covered and two (2) uncovered parking spaces per dwelling unit, which they are proposing. She said entrance signs are being proposed at the entrances and will be looked at with the Subdivision Plan. She said suitability will be a topic for discussion this evening, considering the proximity to the XNA National Airport. She said there was additional information in the PC packets regarding airport proximity. She said the Avigation Easement, Plat Notification and Sound Attenuation have been discussed with previous rezoning requests in this area and are being recommended with this development. She said the developer agrees with the Avigation Easement and Plat Notification. She loosely defined Sound Attenuation. She said street improvement discussion is currently at ROW dedications on Nugget Road, in exchange for more improvements to Wagner Road and Vaughn Road. She said the Adjacent Street Agreement will be worked out with the Subdivision Plan. She said there are also General PUD Condition requirements.

Ben Lewis made a motion to Open the Public Hearing for PUD21-07: Ridge Crest – NE/C of Vaughn Road and Nugget Road (R3-SF / 47.55 Acres), with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth opened the meeting to Public Comments.

Public Comments:

Bill Watkins – Attorney representing XNA – Mr. Watkins stated that XNA appreciates the applicant agreeing to the Avigation Easement. He listed some of the elements under discussion with the applicant, regarding the easement: 1) The right to fly over the property, generally. 2) The right to create noise, vibration and fumes associated with an airport. 3) To prevent landowners from constructing items over a certain height (40-ft. in R3-SF), within FCC regulations. 4) Property is outside of the safety zone, but within the flight path of the airport. 5) The ability to prohibit electrical interference or directed lighting or glare from the property. 6) Property is within the 55Dba area. 7) Notification on the Plat and Deeds. 8) No Sound Attenuation requirements.

Judy Coffelt – Shady Acres Road – Mrs. Coffelt stated that the property is not in the XNA flight path. She said the Anglin property is in the flight path and is not being required to provide sound attenuation.

Melvin Coffelt – Shady Acres Road – Mr. Coffelt stated that XNA came to the property owners prior to the airport being built, stating that they would provide some sound attenuation to the homes in the flight path, but that never happened. He questioned why the airport is questioning things at this time.

Alex English – Representing XNA – Ms. English stated that XNA still recommends the Sound Attenuation.

Joey Ingle made a motion to Close the Public Hearing for PUD21-07: Ridge Crest – NE/C of Vaughn Road and Nugget Road (R3-SF / 47.55 Acres), with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

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

Joey Ingle asked about the proposed improvement to Nugget Road. Jesse Fulcher said the property has no access to Nugget Road and after discussions with Planning Staff, it was discussed to focus most of the effort on Vaughn Road and Wagner Road, which would both be accessed by the development. Ingle said the requirement of the development is improvement to *ALL* the adjacent streets. Donna Wonsower said the discussion was based around ROW for Nugget Road versus fully improving the Vaughn Road and Wagner Road intersection and the potential for what a traffic study might find. Fulcher said they are planning on improving from centerline, making Vaughn Road a wider road and full improvement to Wagner Road, without the curb-and-gutter on the east side. Ingle expressed concern that if we don't get any improvement to Nugget Road with this development, when will we. Fulcher said Nugget Road is also in the County. Chairman Seyfarth said we have partnered with the County on other road projects in the city. He

said he would like to have a more detailed discussion, as there is a lot of development coming to that area of the city. He also asked for confirmation from the electric company, to have trails in their easement. Fulcher said he would get that confirmation. Ingle said the adjacent street improvements are the only issue he has with the proposal. Wonsower asked about possibly coming back with an adjacent street agreement prior to the Subdivision Plan. Ingle said he would be okay with that. Davis said he would also be okay with a fee-in-lieu for Nugget Road. Ingle said he would like to see the Cost Analysis numbers. Fulcher said they had worked through that exercise but didn't have the information in front of him tonight. PC was open to continued discussion.

Chairman Seyfarth verified that PC agreed to a continued discussion on the road improvements. He said the Avigation Easement and Notification has been mostly worked out between the applicant and XNA, with no sound attenuation requirements.

Joey Ingle made a motion to Approve PUD21-07: Ridge Crest – NE/C of Vaughn Road and Nugget Road (R3-SF / 47.55 Acres), with meeting the Code for Adjacent Street Improvements of half-width improvement with every frontage (still to be worked out with Staff), Avigation Easement and Notification, Street Trees along Nugget Road, and any outstanding Staff Comments; with a 2nd from Craig Langford. There was a Roll Call. All Commission Members voted in favor and the motion carried.

C. {PUBLIC HEARING} CU21-13: Schuber Mitchell Workspace – 3670 Macintosh Way (R2 / .022 Acres / Office Space for Arkansas Team) –

Chairman Jeff Seyfarth introduced the item to the Commission.

Arturo Elivo, representing Schuber Mitchell Homes, addressed the Commission, stating that this request is for a CUP for a workspace at Lot 69 in the Orchard Park Subdivision for their Arkansas Team. He said they have been using it as an office currently, not realizing that they needed a CUP, so that is the reason for this request tonight.

Senior Planner Dianne Morrison Lloyd addressed the Commission, stating that the request is for a Conditional Use for an office space for their Arkansas Team, away from the Model Homes. She said they are currently using this home on Lot 69 on Macintosh Lane for an office space. She said they currently have a CUP for the Model Homes, which expires 7/03/2023. She said they are not proposing any changes to the interior of the home, and it will not be open on Saturdays and Sundays. She said it will not be open to the public, but the hours of operation will be 7:00am to 5:00pm Monday-Friday, with 3-4 permanent employees, and occasional meetings with additional staff. She said the parking will primarily be on Lot 69, which will also not be open to the public. She said additional parking will be on Lot 79, to keep cars off the street. She said once the Model Homes are sold, Lot 79 will be restored to a buildable lot. She said the office has utilities found in a typical home. She said Orchard Park is zoned R-2, and the home is not in a

flood plain. Elivo said there are currently three (3) permanent managers working in the office, and the meetings are held in the morning, with overflow parking on Lot 70. He said the meetings are early in the morning and with people coming and going. Lloyd said the request is for Staff to park in the garage or driveway of Lot 69. Elivo said the permanent Staff parks in Lot 69, with additional Staff for meetings parking in Lot 79, and overflow parking on Lot 70. Chairman Seyfarth said Lot 70 is full at times other than the morning, and other lots to the north are being used as well. He said we need to consider the residents of this subdivision, as well as how we would treat this, if it was an actual commercial office space. He said the notice that went out to the public only states the Use of Lot 69. Elivo asked if they could add the Use of Lot 70 this evening. Seyfarth said Public Notice would need to go out, for it to be added.

Conditions:

- **Term – 2- Years - Until 7/03/2023 (same as Model Homes)**
- **Not Open to the Public**
- **Parking – On-Site, with overflow on Lot 79**
- **Hours of Operation – M-F 7:00am-5:00pm**
- **Employees – 3-4 permanent Staff, with meetings on occasion**
- **Signage – None**
- **Outside Storage - None**
- **Building and Fire Code – Fire Inspection Required, Building Safety Requirements must be met, with any permits required**
- **Permits/Licenses – Required**
- **Future Modifications – May require separate Review, and must comply with Municipal Codes**
- **Periodic Review – Subject to Planning Department Review, should any issues arise**
- **Complaints – Complaints could result in PC Review and action**
- **ADA – Requirements met where possible**

Tony Davis made a motion to Open the Public Hearing for CU21-13: Schuber Mitchell Workspace – 3670 Macintosh Way (R2 / .022 Acres / Office Space for Arkansas Team), with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth opened the meeting to Public Comments.

Public Comments: None

Joey Ingle made a motion to Close the Public Hearing for CU21-13: Schuber Mitchell Workspace – 3670 Macintosh Way (R2 / .022 Acres / Office Space for

Arkansas Team), with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

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

Craig Langford wanted to make sure there was a time limit “Cap” for this Use. He also did not want this CUP to be transferrable. Ben Lewis pointed out the large number of vehicles regularly parked near this office and recommended that we consider the amount of traffic and cleanliness of the streets. PC agreed.

Tony Davis made a motion to Approve CU21-13: Schuber Mitchell Workspace – 3670 Macintosh Way (R2 / 0.22 Acres / Office Space for Arkansas Team), for Lot 69, with Use of Lot 70 for additional parking to come back before the PC, with a 2nd from Joey Ingle. There was a Roll Call. All Commission Members voted in favor, except for Jeff Seyfarth, who voted NO, and the motion carried.

D. SUB21-14: Willow Crossing Townhomes Lot 2D – Preliminary Plat – NW/C of Marigold Road and Cedar Street (RTH-MF12 / 5.07 Acres / 35 Lots) –

The Variance Request was denied earlier this evening. This item was contingent upon approval of that request.

E. SUB20-04: Prairie Brook Phase 1 Final Plat – Bush Road & Tycoon Road (R3-SF / 10.64 Acres / 35 Lots) –

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

Chairman Jeff Seyfarth introduced the item to the Commission.

Josh Collins with Anderson Engineering addressed the Commission, giving a brief description of the request for development of 35 SF Lots on Bush Road & Kimmel Road.

Senior Planner Dianne Morrison Lloyd addressed the Commission, stating that this proposed 10.64 acre, R3-SF development is at Bush Road and Tycoon Road. She said they are proposing 35 single-family lots, with Phase 1 as Lots 1-21 and 27-41. She said adjacent half-street improvements to Tycoon Road and Bush Road were with the Preliminary Plat and they have completed all the improvements that were required of them. She said Draft Covenants have been received and are under review by the City Attorney. She said the Bond amounts are as follows:

- **Streets (100% for 2 years) – Internal: \$190,137.00
Adjacent: \$117,867.60**
- **Drainage (100% for 2 years) – Internal: \$289,469.00
Adjacent: \$150,876.00**
- **Water & Sewer (50% for 1 year): \$409,465.00 (\$204,732.50)**
- **Performance Bond (for Detention): \$75,740.00**
- **Cash Bond (for Record Drawings): \$5,000.00**

Lloyd said Waiver Requests were approved during the Preliminary Plat for:

- **Detention Pond 4:1 Slope**
- **Trickle Channel in Detention Pond**
- **Storm Inlet Pipe**

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

Joey Ingle had multiple questions on the Record Drawings that have not been seen or responded to since 11/09/2021. He said we can't approve them without the items being addressed, regardless of a \$5000.00 Bond. Tony Davis said the Final Plat could be approved, but not sent before City Council or filed until all comments have been addressed. Lloyd said the Site Inspection has been completed.

Dianne Lloyd said they are dedicating 35' ROW on both Bush Road and Tycoon Road. She said the Preliminary Plat was approved prior to a change in the MSP, which now requires 40' ROW on both of those roads. She said 20' UE are proposed along all internal streets and along Bush Road, with 5' UE along the east side of N. Tycoon Road. She said half-street improvements were completed on Bush Road and Tycoon Road. Lloyd said the detention pond will remain a sediment basin until all five (5) Phases of the subdivision are completed. She said the developer will re-survey the detention pond at the end of the final phase. She said the developer is providing a Performance Bond for the detention pond for all phases of the project. She said the site is in good shape, including the repairs to the road issues which previously existed. She said there are only minor comments remaining on the Final Plat.

Joey Ingle made a motion to Approve SUB20-04: Prairie Brook Phase 1 Final Plat – Bush Road & Tycoon Road (R3-SF / 10.64 Acres / 35 Lots), along with Covenants, Warranty Bonds, Performance Bonds, and the Approved Preliminary Plat Waivers, contingent upon all remaining Staff Comments, with a 2nd from Tony Davis. All Commission Members voted in favor and the motion carried.

F. DEV21-16: Mint Dental Expansion – 1230 E. Centerton Blvd (C2 / 0.9 Acres) –

Chairman Jeff Seyfarth introduced the item to the Commission.

Jorge DuQuesne with Blew & Associates addressed the Commission, giving a brief description of the request for expansion of Mint Dental on Centerton Blvd. He said CEI had done some work on this previously, and they tried to, as much as possible, to meet the intent of what was presented in the LSD.

City Planner Donna Wonsower addressed the Commission, stating that the original Mint Dental project was approved in 2015, with construction completed in April 2016. She said this proposal is for an approximately 4300 sf expansion structure, including structure, parking and landscaping, along with street improvement along Brighton Road. She said zoning is C-2 and the request is consistent. She said no improvements will be made to E. Centerton Blvd or the ARDOT driveway. She said sidewalk will be added along Brighton Road and street trees will be added to both roads. She said vehicle access will be off both roads. She said the proposal exceeds the Parking Code Requirements, with discussion ongoing about parking management during construction. She said utilities are available on-site. She said the Drainage Analysis was approved, and the Site-Lighting and Landscaping Plans are up for approval this evening. She said there is an existing privacy fence along the north side of the property, separating the Commercial Development from the residential homes. She said the proposal is in general conformance with City Code.

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

Joey Ingle expressed concern with a parking stall with a 6" radius. He asked for an island and a tree to be placed there instead of the parking space. He also asked for them to make sure there is a tree in the island to the west. DuQuesne agreed. Lorene Burns said she hoped there is enough parking to support all the business.

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

Ben Lewis made a motion to Approve DEV21-16: Mint Dental Expansion – 1230 E. Centerton Blvd (C2 / 0.9 Acres), with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

G. DEV21-15: Rose Centerton Strip Center – SW/C of Hwy 102 and Cedar Street (C2 / 2.16 Acres) –

Chairman Jeff Seyfarth introduced the item to the Commission.

Jacob Shy addressed the Commission, giving a brief description of the proposed 1,200 sqft Retail Center, along with a 1000 sqft Drive-Thru Restaurant, on Centerton Blvd. He said they have worked with ARDOT and the driveway has shifted a little to avoid a curb-

inlet. He said they have worked through most the Staff Comments. He said they have discussed the parking and dumpster already, and Phase 2 will demo either the dumpster or a parking space for shared access and continue with another building. He said they will line up the drives for fire safety and general circulation.

Senior Planner Dianne Morrison Lloyd addressed the Commission, stating that this proposal is for development of a 1200 sf Retail Center, along with a 1000 sf Drive-Thru Restaurant on Hwy 102 and Cedar Street. She said the Variance Request approved earlier this evening, reduced the parking spaces from 66 spaces to 56 spaces. She said up for approval this evening is the Landscaping, Site-Lighting and overall Development Plan. She said zoning is C-2 and the request is consistent. She said no ROW dedication or improvements will be made to Hwy 102. She said there will be a new entrance off E. Centerton Blvd., on the east side and a connection to the Mercy Medical access to the west. She said the Parking Requirements have been discussed and approved by BZA. She said an 8' Sewer extension has been added to the development, and the developer will need to obtain an off-site Sewer Easement prior to construction. She said CWSD would like them to coordinate with the Willow Crossing development to the south. She said all Easements will need to be acquired prior to any development. She said the Drainage Analysis is under review, and the proposed development includes a detention pond along the southern property line, with on-site run-off flowing to the on-site detention pond, and into the ditch just to the southeast of the development. She said John Wary asked that the drainage be discussed/coordinated with the developer to the south. Joey Ingle asked for more than four (4) trees on the site. There was discussion between John Wary and Jacob Shy, regarding drainage and grading. Joey Ingle said they need to match up designs with the development to the south. Jacob Shy said he is sure an agreement can be reached between themselves and the development to the south. John Wary said his recommendation would be to have an easement in place before construction. Wary also said pointing the outlet pipe away from the property line would also help with the issue. Jacob Shy said that eventually, all of the drainage coming under the Hwy will need to be put into pipes and routed around the properties. Planning Director Lorene Burns asked that the LSD Plan be updated, regarding the Photometric Plan. Chairman Seyfarth asked that the dumpster door materials be something other than wood. Shy said he would make a note.

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

Tony Davis made a motion to Approve DEV21-15: Rose Centerton Strip Center – SW/C of Hwy 102 and Cedar Street (C2 / 2.16 Acres), with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

(7) OTHER BUSINESS –

A) 2022 Planning Calendar December Meetings Discussion –

Planning Director Lorene Burns addressed the Commission, asking to not hold the last December PC meeting in 2022, as well as the first PC meeting in January 2023. She said it is a struggle with Holidays and vacations, to get all of the necessary work done. There was discussion. PC recommended eliminating the last meeting in December 2022 and put a TBD on the first meeting in January 2023.

(9) ANNOUNCEMENTS -

- **1/04/2022 - Planning Commission Meeting @ 6:00 PM**
- **1/06/2022 – Tech Review Meeting @ 2:00 PM**
- **1/11/2022 – City Council Meeting @ 6:00 PM (Date was changed)**
- **1/18/2022 - Planning Commission Meeting @ 6:00 PM**

(10) ADJOURN -

Joey Ingle made a motion to adjourn the meeting at 9:21 pm, with a 2nd from Craig Langford. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright