



CENTERTON PLANNING COMMISSION

April 16, 2024 @ 6:00 PM

AGENDA

ORD

Public comment period after the introduction of each agenda item

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES –**
 - A. Planning Minutes – 04/02/2024
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
5. **OLD BUSINESS**
 - A. **{TABLED 04/02/2024} PUD23-04 MODLUXE TOWNHOMES- Proposed Townhomes- 578 Womack Rd (Zoned A-1 / 4.85 Ac/ 48 Dwelling Units) Owner: Modlux, LLC; Engr/Repr: Civil Engineering, Inc., Ron Homeyer (Planner: KKnight)**
6. **NEW BUSINESS**
 - A. **TS24-02 DECKER - Seba Rd. PID# 18-09998-002 (County/ Parent Tract: 7.55 ac/ Tract 1: 2.54 ac/ Tract 2: 2.5 ac/ Tract 3: 2.5 ac) Owner: Decker Quality Construction, LLC; Surveyor: Jim Ramsey (Planner: ENystrom)**
 - **Items for discussion and decision**
 - **ROW Easement Dedication**
 - **Stem lot vs shared access easement**
 - B. **SUB23-14 SOTO SUBDIVISION - Preliminary Plat & Plans – 8525 & 8545 Bates Ln. (Zoned R3-SF/ 3.33 Ac/ 13 SF Dwelling Units) Owner: Eduardo Rivera; Engr: Gavin R Smith Engineering, Jason Young (Planner: ENystrom)**
 - **Preliminary Plans**
 - **Adjacent Street Agreement**
7. **OTHER BUSINESS**
8. **ANNOUNCEMENTS**
 - A. **Next Council Meeting: 05/14/2024 @ 6:00 PM**
 - B. **Next PC Meeting: 05/07/2024 @ 6:00 PM**
 - C. **Next Tech Review Meeting: 4/18/2024 @ 2:00 PM (Zoom)**
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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
APRIL 16, 2024**

1. CALL TO ORDER

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:02 P.M.

2. ROLL CALL

Those present and answering Roll Call were Jeff Seyfarth, Tony Davis, Ben Lewis, John Sessoms, Craig Langford, Devin Murphy, Jerry Harris, and Brandon Swoboda. Joey Ingle was not in attendance. Others in attendance for the city were: Planner Dianne Morrison Lloyd, Planner Kayla Knight, Planner Erik Nystrom, Director of Planning Lorene Burns, City Engineer Alan Craighead, Deputy Fire Chief Paul Higginbotham, City Attorney Brian Rabal, Mayor Bill Edwards, and Planning Assistant/ Recorder Samantha Hartman.

3. APPROVAL OF MINUTES

Commission Chair Jeff Seyfarth introduced the minutes of the Planning Commission meeting from April 2, 2024, and asked Commissions if anyone had questions or concerns.

John Sessoms made a motion to approve the minutes from the April 2, 2024, Planning Commission Meeting, with a second from Devin Murphy. No members were opposed, and the motion was carried.

4. OLD BUSINESS

A. {TABLED 04/02/2024} PUD23-04 MODLUXE TOWNHOMES- Proposed Townhomes- 578 Womack Rd (Zoned A-1 / 4.85 Ac/ 48 Dwelling Units) Owner: Modlux, LLC; Engr/Repr: Civil Engineering, Inc., Ron Homeyer (Planner: KKnight)

John Sessoms motioned to bring PUD23-04 MODLUXE TOWNHOMES- Proposed Townhomes back to the table with a second from Tony Davis.

- ◆ Ron Homeyer from Civil Engineering, Inc was present.
 - Plans were revised with the following:
 - Articulation was added on all four (4) sides.
 - 16 parking spots were added along the streets.
 - 160 parking spots total
- ◆ Planner Kayla Knight gave the staff update.
 - 12-inch articulation on each side of the buildings (per code)
 - 16 parking spots were added along the street.
 - 1 parking spot per 3 dwelling units.

- The city staff recommends shifting spots to maintain a 5-foot open space between the buildings and the visitors' parking.
- ◆ The Chair of the Planning Commission mentioned that we said parallel parking was acceptable at the previous Planning Commission meeting.
 - I do not see residents going through the development at high speed.
- ◆ The City Engineer, Alan Craighead said we will work on the length of parallel spaces in development plans.
 - 20- ft parking spots for parallel are a bit short.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve PUD23-04 MODLUXE TOWNHOMES- Proposed Townhomes with staff comments about shifting building with a second from Craig Langford. No members were opposed, and the motion was carried.

5. NEW BUSINESS

A. **TS24-02 DECKER** - Seba Rd. PID# 18-09998-002 (County/ Parent Tract: 7.55 ac/ Tract 1: 2.54 ac/ Tract 2: 2.5 ac/ Tract 3: 2.5 ac) *Owner: Decker Quality Construction, LLC; Surveyor: Jim Ramsey (Planner: ENystrom)*

Items for discussion and decision

- **ROW Easement Dedication**

- **Stem lot vs shared access easement**

- ◆ The applicant and Owner of the property, Ben Decker was present.
 - Updated plans were submitted this morning with 1 shared drive access.
 - Why was the initial split that was done three and half years ago that showed the same scenario approved then?
 - Different city reviewers and how they did the ROW easements.
 - Since Alan Craighead was employed by the city, dedication has been required off the section line, so it is applicable for all properties.
- ◆ The Director of Planning Lorene Burns, spoke about wanting to limit access off Seba Road because it is around a 45-degree sharp curve on a major arterial.
- ◆ Jeff Seyfarth asked about the Wetlands statement on the plat.
 - Ben Decker said the surveyor will not put the statement on there because he is not a Geographical surveyor.
 - Lorene Burns said it is best to put it on the plat for future reference when another landowner comes in, they can look into the stream that runs across the property.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. Craig Langford motioned to approve TS24-02 DECKER with the discussed comments with a second from John Sessoms. No members were opposed, and the motion was carried.

B. **SUB23-14 SOTO SUBDIVISION - Preliminary Plat & Plans** – 8525 & 8545 Bates Ln. (Zoned R3-SF/ 3.33 Ac/ 13 SF Dwelling Units) *Owner: Eduardo Rivera; Engr: Gavin R Smith Engineering, Jason Young (Planner: ENystrom)*

- **Preliminary Plans**

- **Adjacent Street Agreement**

- ◆ City Planner, Erik Nystrom gave the staff update.
 - Proposed 3.33-acre subdivision consisting of 13 single-family homes (R3-SF) and 1 detention pond.
 - Density of 3.9 units/acre.
 - Located on the west side of Bates Lane & south of Huber Road
 - A future local road is planned to the west of this subdivision to connect to Huber Road.
 - The nearest subdivisions include upcoming Huber Place, Oakmont, and Shirley Estates; all zoned R3-SF.
 - The subdivision has direct access to a water main on the east side of Bates Ln.
 - The sewer connection will take place 1/3 mile north near the east to south bend of Huber Rd.
 - The new line will be constructed within the right-of-way of Bates Ln and Huber Rd.
 - There is an existing 80' utility easement containing an underground gas main transversing diagonally. The gas main is owned by Energy Transfer LP. It is a transfer pipeline and does not service the City of Centeron. The developer is working with the company to comply with gas company guidelines.
 - The subdivision will have one dry detention pond (Tract A – 0.31 Ac) located on the south side between Lots 9 & 10.
 - Water will drain from the pond to the south.
 - The property is not located in or adjacent to a designated flood hazard area nor are there any wetlands on the property.
 - One street access from Bates Lane with a hammerhead turnaround to the west which will be for connection to a future N/S local street.
 - 25' (0.13 ac) is proposed to be dedicated along Bates Lane. The future street connection will also have ROW dedicated, 25' in width (0.13 ac).
 - The applicant has proposed a fee-in-lieu for half street improvements for Bates Ln and the future N/S local street to the west.
 - The City Engineer Alan Craighead said a fee-in-lieu is okay because there would be too much maintenance at this point with Bates Lane going from gravel to asphalt then back to gravel.
 - Street trees are proposed on Bates Lane and interior street, as well as the future right of way to the west.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve SUB23-14 SOTO SUBDIVISION – PRELIMINARY PLAT & PLANS WITH THE ADJACENT STREET AGREEMENT with a second from Devin Murphy. No members were opposed, and the motion was carried.

2. ANNOUNCEMENTS

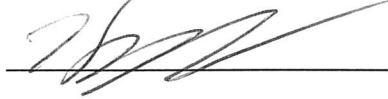
C. Next Council Meeting: 05/14/2024 @ 6:00 PM

D. Next PC Meeting: 05/07/2024 @ 6:00 PM

E. Next Tech Review Meeting: 4/18/2024 @ 2:00 PM (Zoom)

3. ADJOURN

Tony Davis made a motion to adjourn the meeting at 6:30 PM, with a 2nd from John Sessoms. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth- Planning Chair
Centerton Planning Commission

Minutes Prepared By: Samantha Hartman