



CENTERTON PLANNING COMMISSION
OCTOBER 1, 2024 @ 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 – 09/17/2024**
- 4. RATIFICATION OF ADMINISTRATIVE APPROVALS**
- 5. OLD BUSINESS**
 - A. PUD21-04 TERRA ROSE COMMERCIAL – Request for a 1 Year Extension – 148 Seba Rd. (Zoned C-3 / 19.5 Ac) Applicant/ Developer: Terra Rose Properties, Josh Isabell Engr: Bates & Associates, LLC, Geoffrey Bates; (Planner: KKnight)**
- 6. NEW BUSINESS**
 - A. DEV24-06 CENTERTON SECURITY- Preliminary Plat & Plans - 974 N. Main St. (Zoned C-3 / 2.8 Ac) Applicant: Burris Architecture, Dave Burris; Owner: Liberty Defense Group, Ryan Hansen (Planner: KKnight)**
 - B. DEV23-08 COBARE PLUMBING OFFICE - Preliminary Plat & Plans-8750 Daisy Rd (Zoned I-1 / 1.52 Ac) Applicant: DC Sparks Construction, Alexis Sparks; Owner: C-Bare Enterprises, LLC, Teresa Bradford; Engr: Odyssey Engineering, Chris Tilley (Planner: TCulpepper-Miller)**
- 7. ANNOUNCEMENTS**
 - A. Next Council Meeting: 10/08/2024 @ 6:00 PM**
 - B. Next PC Meeting: 10/15/2024 @ 6:00 PM**
 - C. Next Tech Review Meeting: 10/17/2024 @ 2:00 PM (Zoom)**
- 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.



**PLANNING COMMISSION
MINUTES OF MEETING
OCTOBER 1, 2024**

1. CALL TO ORDER

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:21 P.M.

2. ROLL CALL

Those present and answering Roll Call were Jeff Seyfarth, Tony Davis, Ben Lewis, Devin Murphy, Joey Ingle, Jerry Harris, and Brandon Swoboda, John Sessoms, and Craig Langford. Others in attendance for the city were: Planner Dianne Morrison Lloyd, Planner Kayla Knight, Planner Tara Culpepper- Miller, City Engineer Alan Craighead, 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 September 17, 2024, and asked Commissions if anyone had questions or concerns.

John Sessoms made a motion to approve the minutes from the September 17, 2024, Planning Commission Meeting, with a second from Ben Lewis. No members were opposed, and the motion was carried.

4. OLD BUSINESS

A. PUD21-04 TERRA ROSE COMMERCIAL – Request for a 1 Year Extension – 148

Seba Rd. (Zoned C-3 / 19.5 Ac) *Applicant/ Developer: Terra Rose Properties, Josh Isabell Engr: Bates & Associates, LLC, Geoffrey Bates; (Planner: KKnight)*

- Jackson Bird of OneCon was present.
- Planner, Kayla Knight gave the staff update.
 - Development plans for DEV21-14 Casa Castillo Daycare were approved on 03/15/22.
 - On 06/06/2022, the project engineers informed staff that the project was no longer active, and approval of the LSD plans officially expired on 03/15/2023.
 - A 1-yr extension for the PUD was approved on 06/06/2023 PC which would expire on 06/06/2024 or when the large-scale development plan approval expires.
 - A new set of LSD plans were approved by the Planning Commission on 08/15/2023, and the adjacent street agreement was approved on 09/05/2023.

- Due to the updates to the PUD code section in Title 14, staff are recommending an amendment to this PUD to meet the current code.
 - The updated PUD code requires a minimum of 25% open space to be dedicated. Staff recommends this PUD be amended to require 25% open space.
 - Staff recommend requiring a separate conditional use permit at the time of development of the fuel station, so specific conditions can be set.
 - Staff recommends all proposed and existing overhead power lines within the site must be located underground with site development.
- The applicant has not responded regarding updating the PUD since the previous PC meeting when it was tabled.
- Jackson Bird does not mind reducing parking spaces for green space but will not reduce building area for green space.
- Jack Bird let the Planning Commission know the fitness center previously proposed in the development is no longer being built.
- Jackson Bird said they would like to change the storage unit to the Northeast and the south half would become the greenhouse/garden center.
- Planner Kayla Knight said the PUD allows the convenience store and the storage units.
- City staff recommends Public Notice mailings since there are significant changes.
 - Planning Commission, Brandon Swoboda agrees with the city staff and new mailings should be sent since the last mailing has been 3- years.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle made a motion to Approve the **PUD21-04 TERRA ROSE – Request for a 1- Year Extension** with a 2nd from John Sessoms. . . *In a Roll Call, all Commission members voted “No” and the motion failed with nine (9) “No” votes and zero (0) “Yes” votes.*

5. NEW BUSINESS

A. **DEV24-06 CENTERTON SECURITY- Preliminary Plat & Plans** - 974 N. Main St. (Zoned C-3 / 2.8 Ac) Applicant: Burris Architecture, Dave Burris; Owner: Liberty Defense Group, Ryan Hansen (Planner: KKnight)

- The applicant, Ryan Hansen, was present.
- Planner, Kayla Knight gave the staff update.
 - This parcel is located along N Main St and is a part of a designated neighborhood commercial node on the comprehensive plan.
 - The building on the site was previously a single-family residence with in-home daycare. The home was then converted to a duplex without the proper permits after the property was rezoned to C-3.
 - The existing building does not conform with the front setback requirement due to ROW being dedicated. Per Title 14.04.06 (C), the building cannot be added onto or repaired in any way that would increase the non-conformity.
 - The developer is requesting to use the property as-is temporarily, with minimal improvements, for a period of 3 years.

- Due to the use of the property changing from residential to commercial, the property requires a large-scale development application.
- The existing structure is on municipal water with a septic system.
 - Centerton Utilities has stated no water/sewer improvements will be required at this time based on the intensity of the use requested. If the development expands, or if the uses changes to anything other than offices, water/sewer improvements will be required.
- This parcel is located along N Main St, which is designated as a minor arterial with a planned ROW of 90-ft. ROW dedication is not required as 45-ft of ROW was dedicated with TS23-11 last year per recorded plat L202345171.
 - The applicant is requesting to delay street improvements until such time as the parcel is developed. Street trees are being provided onsite.
- Per Title 14.04.05 (F), this development is required to provide 1 parking space/ 200 sf of building space, which would require 19 parking spaces. The ICC recommends 1 space/ 300 sf for offices, which would require 13 parking spaces. The current development plans propose 13 gravel parking spaces.
 - The applicant is requesting to provide 13 parking spaces at this time due to using the building for a temporary period of 3 years. A variance request to reduce parking spaces will be heard by the BZA.
- Lighting is not proposed at this time, other than existing lights on the building.
- A ditch with vegetation is proposed along the west end of the parking lot to ensure all runoff goes east instead of south.
 - The City Engineer has approved the proposed ditch. No additional drainage improvements are required at this time.
- Landscaping is provided along the frontage of N Main St, outside of the ROW, and within a 15-ft landscape buffer. Trees are proposed at a spacing of 1 tree per 25-LF and shrubs are proposed as shown on landscaping plan.
- The applicant requested a waiver of street improvements for the sidewalks.
- The City Engineer, Alan Craighead said the ditch was not a berm, but it was ok.
- Planning Commission, Jeff Seyfarth asked if the ARDOT driveway permit for the apron was started.
 - Ryan Hansen said “yes.”

With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms made a motion to Approve DEV24-06 CENTERTON SECURITY- Preliminary Plat & Plans with a 2nd from Joey Ingle. All members present voted Aye without negative, and Motion was carried.

- B. DEV23-08 COBARE PLUMBING OFFICE - Preliminary Plat & Plans-8750 Daisy Rd (Zoned I-1 / 1.52 Ac) Applicant: DC Sparks Construction, Alexis Sparks; Owner: C-Bare Enterprises, LLC, Teresa Bradford; Engr: Odyssey Engineering, Molly Robb (Planner: TCulpepper-Miller)**
- Molly Robb of Odyssey Engineering was present.
 - Planner, Tara Culpepper- Miller gave the staff update.
 - This parcel is located on the southeast corner of Buckhorn Flats Rd and Daisy Rd.

- The parcel is surrounded by Agriculture, Daisy Rd Duplexes, Ace UR Game, and Ambe Estates Duplexes (R3-D).
- The project proposes a plumbing office space and supplies storage facility, which will include one 5,900 sq ft building.
 - Centerton water is along Daisy Rd. A septic system will be in the southeast corner of the property which has been approved by ADH. A propane tank will be located on the south side of the property to provide gas to the building.
 - There is a detention pond proposed at the northwest corner of the development which is 2-ft deep.
 - The City Engineer has approved the drainage for this development with no outstanding comments.
 - Additional ROW is being dedicated to meet the MSP requirements, 45-ft for Buckhorn Flats Rd and 40-ft for Daisy Rd. The developer will pave Daisy Rd from the intersection of Buckhorn Flats Rd to the south to where the existing pavement begins; approximately 95-ft south of the property line with 22-ft of 4' asphalt. Only ROW will be provided for Buckhorn Flats, no additional street improvements will be required at this time. It was determined that the impact created by this small development does not meet the need for additional road improvements.
 - Staff recommends approval of the Adjacent Street Agreement.
 - This development will have access from Daisy Rd and Buckhorn Flats Rd.
 - Per Title 14.04.05 (F), this development is required to provide 1 parking space per 500 sq-ft of building space which requires 12 parking spaces. This development proposes 13 parking spaces + 1 ADA space for a total of 14 parking spaces.
 - Streetlights are not provided at the entrance, 6 wall packs are proposed.
 - FOR PC CONSIDERATION: Staff recommends approval of the lighting plan with concerns of the lighting at the entrances.
 - Landscaping is provided within open spaces throughout the development, including landscaping around the pond, at the entrance off Buckhorn Flats Rd and Daisy Rd. They are proposing the removal of 5 trees, keeping 8 trees, and adding 7 trees.
 - Staff recommends approval of the landscape plan.
 - This development proposes a steel wall dumpster enclosure with steel wall panel gates over 2x6 treated wood purlins.
 - Staff has remaining comments regarding labeling.
 - Joey Ingle asked why there were no street improvements being done on Buckhorn Flats Road.
 - Planner, Dianne Morrison Lloyd said they are giving up 1/3 of their property for ROW on Buckhorn Flats Rd
 - City Engineer, Alan Craighead said Buckhorn is currently called out as a 5-lane road. It needs to be brought up even for it to work.
 - Alan Craighead said the Master Street Plan needs to be updated do to the fact that Buckhorn Flats should not be 5-lane right there.
 - The Planning Commissioner doesn't disagree, but a Fee-In-Lieu should be considered to cover Buckhorn Improvements in the future.

- Joey Ingle said we are losing the intent of Fee-In-Lieu.
- Molly Robb said the Daisy Rd. improvements almost killed the project.
- Per Alan Craighead's e-mail in February 2024, it will cost between \$32,000 and \$45,000 to do full improvements per code on Buckhorn and Daisy Rd.
- Per the same e-mail, it will cost \$22,500-\$30,000 to do the additional length on Daisy to not have the 90' gap.
- Planning Commissioners Joey Ingle, John Sessoms, and Jeff Seyfarth asked for calculations to compare street and parking improvements.
- Planning Commissioner, Tony Davis said I-1 allows gravel parking.
- City staff asked if a light is needed at the entrance of Daisy Rd.
 - City Engineer, Alan Craighead said a pole is there. Normally a light is allowed to be hung at an existing pole.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms made a motion to table DEV23-08 COBARE PLUMBING OFFICE - Preliminary Plat & Plans- with a 2nd from Craig Langford. All members present voted Aye without negative, and Motion was carried.

8. OTHER

- A. Kayla Knight let the Planning Know the city received a grant from ULI for a downtown plan. We will receive up to \$200,000.000.

9. ANNOUNCEMENTS

- B. Next Council Meeting: 10/08/2024 @ 6:00 PM
- C. Next PC Meeting: 10/15/2024 @ 6:00 PM
- D. Next Tech Review Meeting: 10/17/2024 @ 2:00 PM (Zoom)

1. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 7:12 PM, with a 2nd from Joey Ingle. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth- Planning Chair
Centerton Planning Commission

Minutes Prepared By: Samantha Hartman