



CENTERTON PLANNING COMMISSION

June 16, 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 – 06/2/2020
4. **OLD BUSINESS**
 - A. **PUB19-03 Centerton City Hall – Site Lighting Plan**
5. **NEW BUSINESS**
 - A. **{Public Hearing} Draft Comprehensive Plan Presentation** – Remote Presentation by Houseal Lavigne + Staff for Planning Commission and Public Comment Only (Includes Draft Land Use Plan, Draft Master Street Plan & Draft Master Trails Plan). Draft Plans will be made available to review on the City Website; send public comment to the City until 6/18/2020. NOTE: Target dates for Planning Commission recommendation of the Final Draft Comprehensive Plan will be 7/7/2020 and City Council adoption on 7/14/2020.
 - B. **{Public Hearing} CU20-03 Hales Fireworks** – Daniel Dartanian; Fireworks Tent on NE Corner of Keller Rd & W Centerton Blvd; Zoned C2
 - C. **{Public Hearing} REZ20-11 Ace UR Game, LLC** – Rainbow Farms Rd, A-1 to C-3 (Neighborhood Commercial)
 - D. **SUB19-09 Tuscany Phase 3 Preliminary Plat** – N. Main & Town Vu Rd. (R-2/46 SF Lots/15.93 Ac)
 - E. **SUB18-10 Southwinds Phase 1 Final Plat** – Womack & Kimmel Rds (R-3/113 SF Lots/40.62 Ac) **{TENTATIVE}**
6. **OTHER BUSINESS**
 - A. **Terra Rose Concept** - Commercial/Townhome PUD (Main St.) Discussion
7. **ANNOUNCEMENTS**
 - A. **Next PC Meeting: 07/07/2020 @ 6:00 PM**
 - B. **Upcoming/Target Comp Plan Dates:**
 - **07/07 6:00 PM** Staff to Present Final Plan to PC + Public Hearing
 - **07/14 6:00 PM** Staff to Present Final Plan to Council for Adoption
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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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 VIRTUAL MEETING
JUNE 16, 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 6:05 p.m.

(2) ROLL CALL - Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Amber Beale, Tiffany Morris, Craig Langford, and Jerry Harris. Ty Manning 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, City Planner Dianne Morrison Lloyd, Senior Planner Nicole Gibbs, City Planner Donna Wonsower, Fire Marshall Paul Higginbotham, Director of Public Works Rick Hudson and City Engineer John Wary.

(3) Approval of the 6/02/2020 Planning Meeting Minutes -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 6/02/2020 and asked the Commissioners if they had any questions or concerns. There were none.

Tiffany Morris made a motion to Approve the June 2, 2020 Planning Commission Meeting Minutes, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

(4) OLD BUSINESS - None

A. PUB19-03: Centerton City Hall – Site Lighting Plan -

Chairman Jeff Seyfarth introduced the item to the Commission.

Senior Planner Nicole Gibbs addressed the Commission, stating that PC approved the Development Plan for the New City Hall on 5/19/2020. She said a contingency of that approval was for the Site Lighting Plan to come back to PC for approval. A presentation of the Site Lighting Photometric Plan was shown, and Gibbs gave details. She said Staff finds this plan to be in general compliance with City Code. She said there is a note that “String Lighting” is being proposed for the Center Courtyard of the building.

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

Joey Ingle made a motion to Approve PUB19-03: Centerton City Hall – Site Lighting Plan, with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

(5) NEW BUSINESS-

A. {PUBLIC HEARING} Draft Comprehensive Plan Presentation – Remote Presentation by Houseal Lavigne and Staff for Planning Commission and Public Comment Only (Includes Draft Land Use Plan, Draft Master Street Plan & Draft Master Trails Plan). Draft Plans will be made available to review on the City Website; send Public Comment to the City until 6/18/2020. Note: Target Dates for Planning Commission Recommendation of the Final Draft Comprehensive Plan will be 7/07/2020 and City Council Adoption on 7/14/2020.

Chairman Jeff Seyfarth introduced the item to the Commission.

Craig Langford made a motion to Open the Public Hearing for the Draft Comprehensive Plan Presentation, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

Nik Davis was present, representing Houseal Lavigne. Davis recognized several of the individuals and groups that Houseal Lavigne engaged with in preparing this Plan.

Davis made a presentation of the 2040 Comprehensive Plan to the Planning Commission., covering these and other topics:

- Introduction & Community Profile
- Vision, Goals and Objectives
- Land Use & Development
- Residential Areas Framework
- Economic Development Framework
- Multimodal Transportation
- Master Street Plan
- Community Facilities
- Parks, Open Space & Environmental Features
- New Downtown Concept / Innovation Center
- Capital Improvement Plan
- Implementation

Chairman Jeff Seyfarth recognized all the individuals and groups that have been involved with this Comprehensive Plan, as well as those from the public.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

Destin Cacioppo – 215 Monroe Street – Mr. Cacioppo applauded Nik Davis on his Comprehensive Plan Presentation. He expressed concern with the Collector Street still being proposed south of the Ridgefield Subdivision to connect all the way to Hwy. 279. He asked if it could stop short of Hwy 279, to reduce traffic through the neighborhood, for safety reasons. He said he has spoken to most of his neighbors and has collected signatures from them. He also expressed concern with apartment development on the property to the south.

Director of Public Works Rick Hudson stated that there are quite a few changes being proposed for that area, including the downgrade of Hwy 279, to a Collector Street and moving the Arterial part of it to the west. He said the Collector Street south of Ridgefield is for connectivity and the future growth of our City. He said we have to expect when we move into a neighborhood, which has a dead-end road, that it will eventually change. He said currently, we would not allow dead-end streets like there are in Ridgefield, as it is a dangerous situation for the Fire and Police Departments. He said there are several neighborhoods there that all have dead-ends, and we intend to connect them for safety and connectivity reasons. Hudson said as far as the development to the south of Ridgefield is concerned, there are no plans in place presently.

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

City Clerk Todd Wright said that it was good to be a part of the process, through the Open Houses, Group Meetings with local businesses and developers. He said it was a really good opportunity to get feedback from people that are

building and developing in our community as well as those with local businesses. He said he thought this really helped us grow together as a community. He said he was also a part of the Steering Committee, and a lot of hours have been put into this. He also mentioned that there have been three (3) Public Input Meetings in the last week or so, giving plenty of opportunity to people, for their input.

Tiffany Morris made a motion to Close the Public Hearing for the Draft Comprehensive Plan Presentation, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

B. {PUBLIC HEARING} CU20-03: Hales Fireworks – Daniel Dartanian; Fireworks Tent on NE Corner of Keller Road & W. Centerton Blvd; Zoned C-2 -

Chairman Jeff Seyfarth introduced the item to the Commission.

Craig Langford made a motion to Open the Public Hearing for CU20-03: Hales Fireworks – Daniel Dartanian; Fireworks Tent on NE Corner of Keller Road & W. Centerton Blvd; Zoned C-2, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

Daniel Dartanian addressed the Commission stating that they are requesting a Conditional Use to place a Fireworks Tent at the corner of Keller Road and Hwy. 102, as he has done since 1995. He said they do have plans in place for Social Distancing.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

Public Comments - None

Tiffany Morris made a motion to Close the Public Hearing for CU20-03: Hales Fireworks – Daniel Dartanian; Fireworks Tent on NE Corner of Keller Road & W. Centerton Blvd; Zoned C-2, with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

City Planner Donna Wonsower addressed the Commission, stating that this Conditional Use Request is for a Fireworks Stand to be open from June 20th to July 5th, and will take the tent down by July 10th. She said they will be open 9:00am to 9:00pm 7 days a week and will be open until midnight on July 3rd and 4th. She said there will be 2 employees, with possibly more on July 3rd and 4th. She said the applicant has provided exhibits, showcasing the tent placement and parking, and his Sign Permit has been approved. She listed the Conditions of Approval, which are the same as it has always been in the past.

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

Joey Ingle made a motion to Approve CU20-03: Hales Fireworks – Daniel Dartanian; Fireworks Tent on NE Corner of Keller Road & W. Centerton Blvd; Zoned C-2, with a 2nd from Tiffany Morris. There was a Roll Call. All Commission Members voted in favor and the motion carried.

C. {PUBLIC HEARING} REZ20-11: Ace UR Game LLC – Rainbow Farm Road, A-1 to C-3 (Neighborhood Commercial) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Tiffany Morris made a motion to Open the Public Hearing for REZ20-11: Ace UR Game LLC – Rainbow Farm Road, A-1 to C-3 (Neighborhood Commercial), with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

Ramesh Bharat addressed the Commission, stating that they are requesting a Rezone to build a small recreational club, basically for sports practice, both indoor and outdoor. He said it will mostly be baseball nets and cricket nets, with indoor facilities for table tennis, possibly.

City Planner Donna Wonsower addressed the Commission, stating that this is a Rezone Request from A-1 to C-3 to be developed for Sports Activities. She said C-3 is primarily used for Convenience Shopping and Services. She said the Setback Requirements are 25' for front and rear and 10' for streets and sides. She said the current adjacent use is for Agriculture, and there are residential homes with large lots. She said the existing property has a large metal building, a residential house, and an open field. She said the Adopted Land Use Plan designates the use of the parcel as Mixed Use, with all surrounding parcels falling under this same designation. She said Mixed Use areas are defined as: areas where Residential, Commercial, Office and Green Spaces are grouped together to encourage bicycle and pedestrian traffic. She said Mixed Use would have Neighborhood Commercial listed as compatible. She said Rainbow Farm Road is currently designated as a Collector Road with a 60' ROW and is being proposed on the new Master Street Plan to be a Major Collector Road with an 80' ROW. She said this portion of Rainbow Farm Road is currently graveled. She said public water is available, but public sewer is not. She said septic would be a consideration for a sports complex. She said there are some adjacent subdivisions nearby and she received e-mailed comments from some of those residents.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

Public Comments:

Tracy Hook – E-mailed Planning Staff stating concern with Noise, Dust from the gravel road, having Commercial development next to Residential properties, not having received their Public Notice and increased traffic.

Ronnie Hook – E-mailed Planning Staff stating concern with dust from the gravel road, the proposed hours of the business, increased light from the proposed development, and effect on the property values of an established neighborhood. Called in to Virtual Meeting, again expressing concern with a possible negative effect on the property values of their Neighborhood. He pointed out the already increased traffic from new subdivisions and dump trucks on Rainbow Farm Road. He was also concerned with the likely need for outdoor lighting, due to the proposed hours of operation. He said he supports growth but does not support Spot Zoning for Commercial in this area. He said he would prefer to have this development be done in an area where it is welcome, but not in his neighborhood.

John & Carol Carpenter – E-mailed Planning Staff stating concern with the Proposed Hours of Business, disruption to the neighborhood, increased lighting, and increased traffic.

Rick Bonds – Called into the Virtual Meeting expressing concern with this proposed development, as he surrounds the property in question on the east and north sides. He stated that he has cattle and horses. He said there are already liability concerns from existing neighborhood kids trying to get on his property. He said he would prefer this area to remain zoned for residential homes. He also expressed concerns about property value, drainage, and increased traffic on the existing dirt road.

Tiffany Morris made a motion to Close the Public Hearing for REZ20-11: Ace UR Game LLC – Rainbow Farm Road, A-1 to C-3 (Neighborhood Commercial), with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

Ramesh Bharat addressed the Commission, stating that the proposed development will be very small, only supporting about ten (10) players, with no outside lights. He said he does not anticipate a large increase in traffic. He said the hours of operation can be flexible. He said there is already a bathroom facility inside the building, and it has access to water and septic. He said the existing septic system is large. He said he respects the Comments from the surrounding residents.

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.** Jeff Seyfarth said this would fall into that Neighborhood Commercial piece in the Mixed-Used Zoning. Joey Ingle agreed. **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.** Jeff Seyfarth said we are trying to get some Neighborhood Commercial Zones worked in with the Residential Zones in the Mixed-Use areas, and he felt this was compatible. Craig Langford asked again what fits in a C-3 Zoning. Seyfarth said it would be Light-Commercial that could service other neighborhoods. Joey Ingle was concerned with the dirt road. **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- YES. There was public comment.** Jeff Seyfarth said the Gravel Road comment is fact based. He said there is no fact basis about noise, lighting, or effect on property values. Joey Ingle said this Commercial request seems like it may be a little ahead of the game, but otherwise agreed with Seyfarth. Craig Langford asked if this request would be a Conditional Use. Nicole Gibbs said it would be a Conditional Use, so we could mitigate the impact. Rick Hudson stated that the Developer would be required to do a Half-Street Improvement and we are planning on doing a 3” overlay to the south. He said there are plans to finish this road all the way to the intersection of Buckhorn Flats already. He said only half of the road is gravel currently. Nicole Gibbs pointed out that on the Proposed Master Street Plan; Rainbow Farm is projected to connect north to Womack Road. Donna Wonsower said there is a Future Trail planned for Brookside Road and N. Rainbow Farm Road.

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 REZ20-11: Ace UR Game LLC – Rainbow Farm Road, A-1 to C-3 (Neighborhood Commercial), with a 2nd from Craig Langford. There was a Roll Call. All Commission Members voted in favor and the motion carried.

D. SUB19-09: Tuscany Phase 3 Preliminary Plat – (R-2 / 46 SF Lots / 15.93 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Phil Swope, of Swope Engineering, representing the Applicant, addressed the Commission, stating that this request is for a Preliminary Plat on Phase 3. He said they came to the PC in the last meeting, asking for a Variance in Lot Width for Phase 4, which was not approved. He said there is no Variance in Lot Width being requested in Phase 3. He said they have been working with Staff and there are just a few outstanding comments.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this is for Phase 3 only, and they are holding off on Phase 4. She said Phase 3 is 46 Lots/ 15.93 Acres. She said they do have Utility Service and are connecting to Public Sewer from a Lift Station servicing Tuscany, Lexington and Bequette Farms. She said Centerton Utilities said they wanted to make sure of the capacity of the Lift Station. She said there is no Flood Plain in the area. She said the ROW has been dedicated for both Town Vu Road and Main Street. She said there are no Wetlands on the property. She said there is no Common Open Space proposed for this Phase. She said the Frontages on all the Lots are 80' or larger, with the exception of the small Sign Lot, down in the corner. She said the Detention Pond was completed with Phase 1. She said there are still some Outstanding Comments, with minor details, and we are asking for updated Plans, showing this as Phase 3 only.

Joey Ingle – Asked if the Detention Pond Upgrade that was discussed in our last BZA Meeting is still going to happen. He also asked for some clarification on sidewalk construction.

Phil Swope – Said the Upgrade of the Detention Pond is planned with Phase 3. He said they are planning on construction of sidewalk on Town Vu adjacent to Phase 3 only, at this time.

Greg Harris – Asked if the layout is the same layout as was being proposed in 2014. Dianne Morrison Lloyd said it was.

Robin Reed – Asked about the Detention Pond again. She also wanted clarification about the flooding to the farm on the east. Phil Swope said the improvements should lower the outflow to the east. She asked for someone to follow up with the resident to the east, to make sure it happens. Phil Swope said they could do that with the Final Approval.

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

Joey Ingle made a motion to Approve, SUB19-09: Tuscany Phase 3 Preliminary Plat – (R-2 / 46 SF Lots / 15.93 Acres), with the Outstanding Staff Comments, with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.

E. SUB18-10: Southwinds Phase 1 Final Plat – Womack Road & Kimmel Road (R-3 / 113 SF Lots / 40.62 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Phil Swope, of Swope Engineering, representing the Applicant, addressed the Commission, stating that this was Preliminary Plat approved in 2018. He said it is located on the northeast corner of Womack Road and Kimmel Road. He said there are 113 SF Lots, and a large Detention Pond on the north and east sides. He said they have been working hard the last few weeks, to wrap up any outstanding construction items. He said the only item left is a little sidewalk construction along Womack Road, which should be completed tomorrow. He said he submitted a response to the remaining comments yesterday.

Chairman Jeff Seyfarth asked City Engineer John Wary if he has had a chance to review the Drainage Report and approve it. Wary said he received the Record Drawings and Drainage Report around May 20th. He said he reviewed them and had several comments but has not seen a re-submittal from the applicant. He said one of the bigger concerns was a lack of reference from the Point Tables to the Systems, for a lot of the drainage, not allowing him to review it. He said the Drainage Report was incomplete. He said the 100-Year Water Surface for the pond showed to be higher than the embankment in at least one (1) place. He said there was a lot of cleanup that needed to be done with the Plan. He asked Swope about the Yard Inlets along Womack Road sticking up above the ground at the time of the first Final Inspection. Wary said he understands that they have been lowered, and asked Swope if he has been out to the site to see if the grading around those Inlets has been done to direct the water to them. Swope said he believes they have been graded properly. Wary said the pictures he has seen, show the Inlets at-grade, with no depression of any kind, to collect water. Swope said when the lots are filled properly in the back yards, it will create that depression. Wary expressed concern with the home builder not providing the proper grading that the Infrastructure Engineer has designed. Seyfarth asked Swope about the status of the Drainage re-submittal. Swope said it is almost complete and ready to send back in. He said they wanted to make sure the construction comments were completed before they sent it back in. Swope

asked for the possible consideration of them not taking this to the City Council for Approval, until there was enough of the Drainage Report for Morrison Shipley to be comfortable. John Wary said he believed there was a Revised Final Plat submitted yesterday, and he thinks their Surveyor reviewed it today and got comments back to Staff late this afternoon. Swope said the comments were very minor, mainly just some clean-up items. Nicole Gibbs said the next PC Meeting is 7/07/2020, with the City Council Meeting scheduled for 7/14/2020. She said there has been discussion about a request for a Special City Council Meeting, depending on Council availability and tonight's PC decision.

Senior Planner Nicole Gibbs addressed the Commission, stating that this request is for Phase 1 of the Southwinds Subdivision, at the NE corner of Womack Road and Kimmel Road. She said they are proposing 113 SF Lots, with 3 non-buildable Lots (2 of which are large Retention Lots). She said Lot "C" is being dedicated to the City. She said 30' ROW was dedicated on Kimmel Road with a Tract Split completed before Preliminary Plat approval, back in 2018. She said 40' ROW was dedicated on Womack Road previous to that. She said both roads are currently Collector Roads, with 60' ROW, but the Draft Master Street Plan designates both roads as Major Collector Roads, with 80' ROW. She said there were Adjacent Street Improvements approved with the Preliminary Approval, and those have been done, with the exception of some improvements along Womack Road. She said we have received Covenants and they are being reviewed. She said we have received the Address Plat. She said the Bond Amounts for the warranty Bonds for Public Infrastructure have been approved and we have a Draft Bond that is being reviewed by Staff. She said there could be considerations for Performance Bonds for items including Womack Road and potentially any Punch-List Items. She said there is a list of remaining items in the PC Packet. She said there are still comments on the Final Plat. She said they are mainly clean-up items, but there just happens to be a number of them. She said we still need the re-submittal of the Record Documents to review. She said the first submittal was incomplete. She said Staff received a list of updated Site Work from the Engineer and Developer, but it has not been verified by all departments. She asked that if PC does choose to grant approval, that it be contingent upon all these outstanding items being addressed prior to going to City Council. She said there was a pretty hefty preliminary walk-through by all departments, and then the first formal walk-through on June 5th, but there has not been one done since June 5th. Rick Hudson said they got through the site today, and there are still some outstanding items, which he detailed. He said they could be completed prior to the City Council Meeting.

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

Joey Ingle said we still have a lot of outstanding items, and if we had drainage comments a month ago, and we still don't have a re-submittal, you would think

they would get that done, with time for John Wary to review, before they requested a Final Plat approval. Jeff Seyfarth agreed, stating that the drainage is a concern. He said PC will have an opportunity to see this again before the next scheduled City Council Meeting. He said they could request a Special PC and a Special Council Meeting, should they wish to push this through.

There was discussion about either Tabling or Denying the request. City Attorney Brian Rabal said it could be Tabled.

Joey Ingle made a motion to Table SUB18-10: Southwinds Phase 1 Final Plat – Womack Road & Kimmel Road (R-3 / 113 SF Lots / 40.62 Acres), with a 2nd from Craig Langford. All Commission Members voted in favor and the motion carried.

(6) OTHER BUSINESS-

A. Terra Rose Concept – Commercial/Townhome PUD (Main Street) Discussion -

Chairman Jeff Seyfarth introduced the item to the Commission.

Josh Isabell and Matt Isabell were both present to make a Concept Presentation to the Planning Commission.

Points of Note:

- 20 Acres
- 4 Quadrants
- Quadrant #1 - Commercial (Seba Road and Main Street)
- Quadrant #2 - Commercial / Detention / 10-12,000sf Casa Castillo (Seba Road)
- Quadrant #3 - Mini-Storage- requiring Rezone from C-3 to C-2 (Behind Quadrant #2)
- Quadrant #4 - Townhome / Duplex – requiring Rezone from C-3 to RTH-MF12 (along Main Street)
- Proposing the use of upgraded materials (Mini-Storage)
- Proposing to keep the building height low (Mini-Storage)
- Proposing the use of Residential Design (Mini-Storage)
- Designed for low Noise Pollution (Mini-Storage)
- Designed for low Light Pollution (Mini- Storage)
- Hope to start Construction in September 2020
- Connector from Chattie Drive to Main Street

- Proposal for Green Space (possibly a Walking Area or a Dog Park) between Mini-Storage and Townhomes.
- Proposing Green Space for walking and a Berm along the back of the homes along Chattie Drive.

Chairman Jeff Seyfarth thanked the Isabell's for bringing the Concept before the PC. He recognized their vision since bringing Casa Castillo to Centerton. He questioned their proposal for fencing along Main Street, citing walkability. He suggested thinking about going higher, rather than longer, with housing on top, and retail below, providing some services and shopability to that area.

Matt Isabell said tonight's purpose is to gather information. He said they are a little concerned with Office Space and Retail Space, with the current economic environment. He said the Townhome and Duplex Markets are viable. Josh Isabell said he would prefer Townhomes and going higher but was conscious of the residents of the Tuscany Subdivision to the east.

City Clerk Todd Wright said there is Privacy Fencing along Main Street, south of this area, as well as the rock wall around Tuscany. He suggested possibly breaking up the fence a bit, to make it more appealing. He said he realized that part of the function of the fence was to keep some of that development back behind there. He expressed some concern with traffic from the Townhomes, as it is located closer to the curve on Main Street. He mentioned that there may likely be some resistance to the connection from Chattie Drive to Main Street but was appreciative of the recognition to place a walking area and berm, as a buffer to those homes on Chattie Drive.

City Planner Donna Wonsower expressed Staff's concern with a straight Rezone from C-3 to C-2 and still having to require a Conditional Use for the Storage Units. She said the PUD would be a better option, allowing PC and Staff to have a finer level of control. She asked if the Storage Units and Residential Use next to Main Street was appropriate and what can we do to make it compatible.

Joey Ingle commended the Isabell's on their front-end work. He said this is a high-profile corner for the City and he felt this is what we need on this corner. He asked how paramount the storage units were to the development, stating that he thought it would be their biggest hurdle. He said he believes the PUD is our only avenue to make the storage units work, as we can handle the landscaping and other things internally. He asked what they planned to begin construction on in September.

Josh Isabell said they hoped to begin construction on the Daycare and the Storage Units or Daycare and some of the Townhomes/Duplexes in September, to help cash-flow the property, until they can get some additional tenants.

Joey Ingle said he was not sure how we would set up the PUD, suggesting possibly having separate LSD's, since they don't know who their commercial tenants are going to

be; or possibly designing it all. He agreed with Seyfarth about the walkability of Main Street, having Commercial store-front use on the bottom and residential on top. He asked Nicole Gibbs about any Height Requirements in C-3. Ingle recommended looking at flipping the Storage Units to Main Street and having a nice facade, similar to some others in the area. He recommended that whatever they bring back is done right, in regard to facade, screening etc.

Josh Isabell recommended the 2-story approach on Seba Road, rather than Main Street, again mentioning the residents in the Tuscany Subdivision.

Jeff Seyfarth said what the Isabell's are proposing is less intrusive than other options for this property. He said the entire intersection is changing with the installation of the traffic signal. He said there are multiple subdivisions that will have connectivity once the sidewalk is completed on Town Vu. He asked Isabell to be conscious of the drainage on the property, in regard to the berm along Chattie Drive.

Matt Isabell asked that we look at the mini-storage, if done right, as a service to the community. He said they will take out the wood fence and will look at 2-story vs. single-story on the Townhome/Duplexes. He said they have to re-think a lot of the commercial side of things. He said he will bring something back to the Planning Commission.

B. Wendy's –

Planning Director Lorene Burns stated that Wendy's is requesting a C of O. She said that Development Site was approved as one (1) project. She said the City asked if Wendy's was going to be a separate project but was told the entire project would be done at the same time. She said Streets and W&S have all the connections, but the entrance onto Allen Road still needs to be completed. She said in order to get approval, they would receive a C of O, then at the end of the project, they would need to do the final completion of the Record Documents. She said there was a suggestion that the City Attorney work up an agreement with a list of requirements with the Developer. The Commission agreed with that suggestion. There was discussion about how much longer the site will take to be completed. Consensus was that the site was nearing completion. Jeff Seyfarth asked that some temporary signage or something be put up to protect the unfinished portion of the site. Burns said Rick Hudson had recommended some temporary fencing to protect people from open inlets and such.


(7) ANNOUNCEMENTS-

- **7/07/2020 - Planning Commission Meeting @ 6:00 PM (Virtual)**
- **7/07/2020 – Staff to present Final Comprehensive Plan to PC + Public Hearing @ 6:00 PM (Target Date)**

- 7/14/2020 – Staff to present Final Comprehensive Plan to Council for Adoption @ 6:00 PM (Target Date)
- ARDOT Public Transit Virtual Meetings 6/21 - 7/13

(8) ADJOURN-

Joey Ingle made a motion to adjourn the meeting at 9:11 p.m., with a 2nd from Tiffany Morris. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright