



CENTERTON PLANNING COMMISSION
January 19, 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 – 01/05/2021
- 4. RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **TS20-18 Holland Family Tract Split** – Noah Rd (COUNTY / 4.96 Ac / 3 Lots)
 - B. **HOP21-01 CW3 Legacy** – 740 Spicewood Trail, Clark Estates – Office/Admin. Use Only, Janitorial Services (R3 Zoning)
 - C. **HOP21-02 The Botanical Barn** – 8385 Dorsey Lee Rd – Online Only Purchasing & Resale, Bath & Body Products (A1 Zoning)
- 5. OLD BUSINESS**
 - A. **TS20-14 Bank of Gravette Tract Split (Sitton Group/Diamond Wash)** – E Centerton Blvd (E of NHM) (C2 / 3.46 Ac / 3 Lots)
- 6. NEW BUSINESS**
 - A. **TS20-19 Womack's Addition Replat/Comb (Centerton Utilities Admin Bldg)** – 517 N. Main St. – (C1 & R3 / 5.04 Ac / 2 Lots)
- 7. OTHER BUSINESS**
 - A. Bentonville Master Street Plan Update
 - B. New Downtown Center Discussion
- 8. ANNOUNCEMENTS**
 - A. **Next Tech Review Meeting: 01/28/2021 @ 2:00 PM**
 - B. **Next PC Meeting: 2/2/2021 @ 6:00 PM**
 - C. **Next Council Meeting: 2/09/2021 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.



**CENTERTON
PLANNING COMMISSION
MINUTES OF MEETING
JANUARY 19, 2021**

(1) CALL TO ORDER - The Zoom Virtual Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:46 p.m. He explained the process for access and participation for this virtual meeting.

(2) ROLL CALL –

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Jerry Harris, Amber Beale, John Sessoms, Ben Lewis and Tony Davis. Craig Langford was absent. Others in attendance for the City were Mayor Bill Edwards, City Attorney Brian Rabal, City Clerk/Recorder Todd Wright, Planning Director Lorene Burns, City Planner Dianne Morris Lloyd, Senior Planner Nicole Gibbs, City Planner Donna Wonsower, Director of Public Works Rick Hudson, Centerton Utilities Director Frank Holzkamper and Fire Marshal Paul Higginbotham. City Engineer John Wary was not present.

(3) Approval of the 1/05/2021 Planning Meeting Minutes -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 1/05/2021 and asked the Commissioners if they had any questions or concerns. There were none.

John Sessoms made a motion to Approve the January 5, 2021 Planning Commission Meeting Minutes, with a 2nd from John Amber Beale. All Commission Members voted in favor and the motion carried.

(4) RATIFICATION OF ADMINISTRATIVE APPROVALS –

- A. TS20-18: Holland Family Tract Split –** Noah Road (COUNTY / 4.96 Acres / 3 Lots)
- B. HOP21-01: CW3 Legacy –** 740 Spicewood Trail, Clark Estates – Office/Administration Use Only, Janitorial Services (R-3 Zoning) –
- C. HOP21-02: The Botanical Barn –** 8385 Dorsey Lee Road – Online Only Purchasing & Resale, Bath & Body Products (A-1 Zoning) -

Joey Ingle made a motion to Ratify the Administrative Approvals as presented, with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

(5) OLD BUSINESS –

- A. TS20-14: Bank of Gravette Tract Split (Sitton Group / Diamond Wash) –** East Centerton Blvd. (East of NHM) (C-2 / 3.46 Acres / 3 Lots) -

Chairman Jeff Seyfarth introduced the item to the Commission.

City Planner Dianne Morrison Lloyd addressed the Commission, giving a brief overview of the revisit of this Tract Split Request. She said this has not gone to City Council for approval yet, due to questions about a required Flag Lot. She stated that we have gotten most things worked out with the City of Bentonville, as the property is in Centerton, but the Water & Sewer is being provided by Bentonville. She said due to Bentonville requirements, there is a Flag Lot that goes from the rear of the property, out to Hwy 102. She said there is still a question about a 50' Building Setback shown on the Plat that she received this evening. She said they have an Access Easement, Drainage Easement and Utility Easement, as well as a Private Access Easement along with Utilities and Electric on this site. She said that we still need to clear up who the Easements are going to go to and who needs to be in the Signature Block for the Bentonville Utilities.

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

Joey Ingle said he would support a reduction of the Building Setback in the front, since it is not fronting a road. He said 10' sounds fine. He asked if that

would need to be presented as a Variance Request. Nicole Gibbs said she thinks we can call it a Side-Setback. Lorene Burns agreed, as long as there is sufficient space between the buildings. There was discussion.

Ben Lewis made a motion to Approve TS20-14: Bank of Gravette Tract Split (Sitton Group / Diamond Wash) – East Centerton Blvd. (East of NHM) (C-2 / 3.46 Acres / 3 Lots), with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.

(6) NEW BUSINESS -

A. TS20-19: Womack's Addition Replat/Combination (Centerton Utilities Administration Building) – 517 N. Main Street (C-1 & R-3 / 5.04 Acres / 2 Lots) -

Chairman Jeff Seyfarth introduced the item to the Commission.

City Planner Dianne Morrison Lloyd addressed the Commission, giving a brief overview of this Tract Split Request. She stated that they have to re-plat this property as part of their development for the new Centerton Utilities Administration Building. She said they are re-platting to a Lot 1B, which contains the Administration Building, and there is a little triangular piece that hangs down below it, which will be a new Lot 1A. She said that lot will be given to the City of Centerton for the City Cemetery. She said this provides more space for the cemetery, and it cleans up everything that has changed and been vacated over the last 100 years or so. She said there are some outstanding comments, and we asked CEI to verify the locations of the headstones, in relation to ROW. She said they are going to move the UE, because the Water Line is in the ROW, and in close proximity to the headstones. She said the closest headstone is within 6' of the ROW. Brandon Rush of CEI agreed. Frank Holzkamper said the Water Line is in the ROW, as well as a High Pressure Gas Main, which veer out and around the cemetery. Lloyd said there is an existing W&S Easement along the western side of the parcels, which is within the flood area of the property, but there will not be any development there. She said Centerton Utilities is going to donate this portion to the City, for the cemetery. She said they do find the Plat to be in conformance with City Code, contingent upon the outstanding comments being addressed. She said she did receive responses back from John Wary today.

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 TS20-19: Womack's Addition Replat/Combination (Centerton Utilities Administration Building) – 517 N.

Main Street (C-1 & R-3 / 5.04 Acres / 2 Lots), contingent upon any outstanding Staff Comments, with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

(7) OTHER BUSINESS –

A. Bentonville Master Street Plan Update –

Nicole Gibbs addressed the Commission, stating that we have been coordinating with the City of Bentonville as we both worked through our Master Street Plans. She said we have talked through a couple of possible minor revisions to our Plan, mostly updating Bentonville's roads and their jurisdiction. She said there is a possibility of downgrading Town Vu Road to a Major Collector, as opposed to a Major Arterial. She gave details, stating that it does not connect to 8th Street, and there are no plans to in the near future, as there are subdivisions there. She said they are also looking at shifting the proposed connection of Town Vu Road to Hwy 72, to line up more with Talamore Drive. Rick Hudson agreed. Gibbs also mentioned a potential proposal for a Minor Collector Road to connect South Allen Road to Main Street, south of Hwy 102, through our proposed Downtown Center, to provide for more outlets for that area. Rick Hudson agreed that there needs to be a connection there. Gibbs said that this is just a high-level discussion at this point, and to do these revisions, we have to take it back through Public Hearing and post it in the newspaper, etc.

There was no action taken by PC.

B. New Downtown Center Discussion –

Chairman Seyfarth opened discussion about what our vision is for the "Downtown Center" area at Main Street and Hwy 102, which is proposed in our Comprehensive Plan.

Jerry Harris recused himself from this discussion.

Nicole Gibbs said she had pulled the various points of discussion about the "Downtown Center" in our Comprehensive Plan together and put them in Dropbox for PC and Staff to review. She said it is mentioned throughout the Comp Plan and we have received very positive feedback from it and excitement for it. She said there are some recommendations in the Comp Plan about how to achieve this, whether through creating Districts or doing a more focused Area Study for this portion of our city. She said until we do that, all we have is what is stated in the Comp Plan, which is a Commercial

Area, allowing for Mixed-Use. She said there are High-Density Residential Districts surrounding it. She said tonight's discussion is to make sure PC and Staff are aligned in the vision for this area and then to come up with the next steps in the process. She read through some of the Comprehensive Plan recommendations and definitions.

There was discussion about forming a Committee to decide how and who we want to approach about our vision for this area in our city.

There was discussion about how this decision affects the City, property owners and potential developers for this area. There was also discussion about the purpose of a Comprehensive Plan and how we want to use it in making our decisions.

Chairman Seyfarth recommended looking for available Grants to help fund a Study. He recommended that himself, Lorene Burns, Rick Hudson and the Mayor get together and try to put some possible next steps in place, and then bring that back before the PC and Staff.

No action was taken by PC.

(8) ANNOUNCEMENTS-

- 1/28/2021– Tech Review Meeting @ 2:00 PM
- 2/02/2021 - Planning Commission Meeting @ 6:00 PM
- 2/09/2021 – City Council Meeting @ 6:00 PM
- 2/16/2021 - Planning Commission Meeting @ 6:00 PM

(9) ADJOURN-

Tony Davis made a motion to adjourn the meeting at 7:52 pm, with a 2nd from Joey Ingle. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright