



## **CENTERTON PLANNING COMMISSION**

**July 21, 2020 @ 6:00 PM**

### **AGENDA**

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*Public comment period after the introduction of each agenda item*

- 1. CALL TO ORDER**
- 2. ROLL CALL**
  - A. Introduction of John Sessoms as new member of the Board appointed by City Council on 7/14/2020**
- 3. APPROVAL OF MINUTES –**
  - A. Planning Minutes – 07/07/2020**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - A. {Public Hearing} CU20-05 Davitt Electric Mobile Food Vendor Parking – 226 N. Main St. (C-1)**
  - B. {Public Hearing} REZ20-14 Steele Development (Fox Haven) – Bliss St (A-1 to R-3)**
  - C. DEV20-03 Woods Commercial Development – 5830 Brookside Rd (I-1)**
  - D. MP20-01 Woods ROW and Easement Plat – 5830 Brookside Rd (I-1)**
  - E. TS20-10 Bentonville School District #6 – Grimsley Jr High Prop (Tract 1-27.44 Ac / Tract 2-48.41 Ac)**
  - F. SUB19-19 Bliss Street Twin Homes Prelim Plat & Plans – 864 Bliss St (RTH-D/46 Lots-Units/7.98 Ac)**
  - G. SUB20-06 Annika Estates Prelim Plat & Plans – Holloway Rd (R-3 / 139 SF Lots / 40 Ac) {TENTATIVE}**
  - H. SUB20-10 Forest Park Ph3 Replat of CP1 and CP2 – Clydesdale Dr & Gamble (R-2/5 SF Lots/1.47 Ac)**
- 6. OTHER BUSINESS**
  - A. Proposed Amendment to Title 13/Bylaws for 9 Members on the Planning Commission**
- 7. ANNOUNCEMENTS**
  - A. Next PC Meeting: 08/04/2020 @ 6:00 PM**
- 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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 MEETING  
JULY 21, 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 6:00 p.m. He introduced the Staff and 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, Amber Beale, Jerry Harris, Tiffany Morris, Craig Langford, and John Sessoms. 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 Chief Matt Thompson, Director of Public Works Rick Hudson, Centerton Utilities Director Frank Holzkamper and City Engineer John Wary.

**A. Introduction of John Sessoms as new member of the Planning Commission, appointed by the City Council on 7/14/2020** - Chairman Seyfarth introduced John Sessoms as a new member of the Planning Commission, approved by City Council on 7/14/2020.

**(3) Approval of the 7/07/2020 Planning Meeting Minutes -**

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 7/07/2020 and asked the Commissioners if they had any questions or concerns. There were none.

**Jerry Harris made a motion to Approve the July 7, 2020 Planning Commission Meeting Minutes, with a 2<sup>nd</sup> from Joey Ingle. All Commission Members voted in favor and the motion carried.**

**(4) OLD BUSINESS – Comprehensive Plan Update –**

Chairman Seyfarth stated that the 2040 Comprehensive Plan was tabled by the City Council on 7/14/2020. He stated that there was lengthy discussion, with questions and comments and there is some follow-up that needs to be done. He said it will then it will be brought back to PC on a future agenda. He said most of the focus was on the Master Street Plan, and he felt that people possibly did not understand fully, our obligations as a Planning Commission, in regard to having a Master Street Plan and Master Land Use Plan, as well as the Comp Plan to help the City move forward.

**(5) NEW BUSINESS-**

**A. {PUBLIC HEARING} CU20-05: Davitt Electric Mobile Food Vendor Parking – 226 N. Main Street (C-1) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

**Tiffany Morris made a motion to Open the Public Hearing for CU20-05: Davitt Electric Mobile Food Vendor Parking – 226 N. Main Street (C-1), with a 2<sup>nd</sup> from Craig Langford. All Commission Members voted in favor and the motion carried.**

Bethany Davitt addressed the Commission, stating that this request is for a Mobile Food Vendor location at the NE end of their parking lot. She said they are waiting on approval from the Planning Commission before selecting a Vendor.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that the location for this request is beside Centerton City Hall, at the south end of the Bemco parking lot. She said the area is zoned Central Business District, and they are looking for a 3-year Conditional Use Permit. She said there has been a previous CUP for a Food Truck previously, at a different location in the parking lot, not on their property. She said there are no planned outdoor structural changes. She said Davitt Electric will provide electricity, but the Food Truck will be self-contained. She said the Hours of Operation will vary by Vendor, and there will typically be 1-2 employees. She said no signage is being

proposed at this time. She said the truck will need to remain at least 10' from any structure and offered two (2) truck orientation options to Davitt. She said the east-west facing option allows up to a 19.5' Food Truck and the north-south facing option allows for a 22' Food Truck. She gave a description of the Davitt property. She said the Parking Requirement for Davitt Electric is for ten (10) spaces, with one of those being ADA. She said the Bemco parking lot provides plenty of additional parking. She listed the Conditions as: 3-year CUP, east-west orientation limited to a 19.5' Truck, 10 parking spaces for current use, no proposed signage, any future portable signage to be removed outside of business hours, Business License required and Fire Inspection required.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

**Public Comments - None**

**Tiffany Morris made a motion to Close the Public Hearing for CU20-05: Davitt Electric Mobile Food Vendor Parking – 226 N. Main Street (C-1), with a 2<sup>nd</sup> from Amber Beale. All Commission Members voted in favor and the motion carried.**

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

Lorene Burns expressed concern with traffic safety through the parking lot. Bethany Davitt has given verbal approval from Bemco for use of their parking lot. There was discussion about the new location being in the corner of the property, with less traffic.

John Sessoms asked about trash and waste pickup. Jeff Seyfarth said the Department of Health polices the waste removal. Lorene Burns said we police the trash removal. Davitt ensured that all waste would be taken care of.

**Tiffany Morris made a motion to Approve CU20-05: Davitt Electric Mobile Food Vendor Parking – 226 N. Main Street (C-1), with a 3-year term, no signage, 2 options for truck orientation (with size limitation), 10 parking spaces, and any other Staff Comments, with a 2<sup>nd</sup> from Tiffany Morris. There was a Roll Call. All Commission Members voted in favor and the motion carried.**

**B. {PUBLIC HEARING} REZ20-14: Steele Development (Fox Haven) – Bliss Street (A-1 to R-3) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

**Amber Beale made a motion to Open the Public Hearing for REZ20-14: Steele Development (Fox Haven) – Bliss Street (A-1 to R-3), with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

Ferdi Fouri, with Anderson Engineering, representing the Applicant, addressed the Commission, stating that this request is to rezone a 2-acre parcel, south of a 4-acre parcel that was previously part of a Tract Split. He said they have decided to proceed with a Subdivision, so they are adding the 2-acre parcel.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this parcel currently has access to Bliss Street through an Access Easement. She said the property to the north is already rezoned to R-3 SF. She said they do intend to develop the land as a subdivision. She said High Density Residential Zoning is intended for Single-Family dwellings with a 6000sf minimum lot size, 25' front, 20' rear and 7' side setbacks. She said access will be from Bliss Street, which is a Collector Street, requiring a 60' RW. She said it is surrounded by A-1 and R-3. She said it is compatible with the surrounding zones and the Land Use is designated as Mixed-Use.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

**Public Comments - None**

**Tiffany Morris made a motion to Close the Public Hearing for REZ20-14: Steele Development (Fox Haven) – Bliss Street (A-1 to R-3), with a 2<sup>nd</sup> from Joey Ingle. All Commission Members voted in favor and the motion carried.**

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. 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. 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 landowner not shared by the whole neighborhood- NO. Commission was in agreement that there is not a non-shared benefit.**
- 5) **If the public is opposed, why- NO. There was no public comment.**

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 recommend Approval to the City Council for REZ20-14: Steele Development (Fox Haven) – Bliss Street (A-1 to R-3), with a 2<sup>nd</sup> from Tiffany Morris. There was a Roll Call. All Commission Members voted in favor and the motion carried.**

**C. DEV20-03: Woods Commercial Development – 5830 Brookside Road (I-1) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

Tim Sorey, of Sand Creek Engineering, addressed the Commission, stating that they are proposing a Commercial Project on Brookside Road. He said that a previous LSD had been approved on this property, but it fell through. He said this project is a smaller footprint of pavement and buildings. He said Mr. Woods runs an insulation business, with some other specialty work for Residential Construction. He said this will be an Office and Warehouse location for he and his employees. He said there are currently twelve (12) employees, and some of them bring their personal vehicles and take a Company Vehicle to their jobsite. He said the warehouse operation is all internal, and there is a small office. He said there is no significant retail business traffic. He said there is no plan to have outside storage. He said they plan to install a “better than chain-link” fence along the front of the property. He said there is no planned lighting at the entry, but if it is required, there is a power pole near the entry that could be used for shielded lighting. There was discussion about trees on the property. There was also discussion about an evergreen buffer versus a screening fence along the rear of the property. It was agreed that the developer would discuss and come to an agreement with the property owner to the north, revise the plan accordingly, and provide notification to the PC. He said the well has already been abandoned. There was discussion about lighting and traffic safety at the entrance. They were agreeable to whatever is desired by the Planning Commission. He said the gate to the property is set back, to allow trucks to enter the drive completely, before accessing the gate. There was discussion about the ditch along Brookside and plans for twin 42” pipes to handle the drainage. Rick Hudson said any flooding issue should be virtually eliminated in that area. He was opposed to adding any lighting at the entry area.

City Planner Donna Wonsower addressed the Commission, stating that this request is for a Commercial Development. She said it is zoned I-1. She listed the I-1 Requirements with Staff Comments. She said there will be a fence and trees on the south property line, and existing trees and fence on the east. She said a screening fence is proposed for the north side. She said the Proposed Use

is for a Business, Office, or Warehouse for a Home Construction Improvement Company. She said they are dedicating ROW and an Easement, which will be a separate Plat from this. She said there will be a Fee-in Lieu-Of, for Adjacent Street Improvements. She said they are providing 15 parking spaces. She said there is Flood Plain on the lower portion of this property, and we are reviewing the Flood Plain Permit. She said there was some concern about no proposed Site-Lighting at the Entry. She said we are recommending an Arborist to help with preserving the trees, with the grading. She said here will be some additional trees. She said there is a well on-site, which will be abandoned. She said there are only minor comments remaining.

**Glenn & Judy Patterson – 5811 Brookside Road** – Mr. & Mrs. Patterson was not in favor of lighting at the entry. They also expressed concern about drainage and water rights they have on their property. Rick Hudson and Tim Sorey addressed their concerns. They were satisfied.

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 DEV20-03: Woods Commercial Development – 5830 Brookside Road (I-1), with, with a 2<sup>nd</sup> from Devin Murphy. All Commission Members voted in favor and the motion carried.**

**D. MP20-01: Woods ROW and Easement Plat – 5830 Brookside Road (I-1)**

Chairman Jeff Seyfarth introduced the item to the Commission.

Tim Sorey, of Sand Creek Engineering, addressed the Commission, stating that there is a ROW Dedication that needs to occur, due to the Future Master Street Plan, which adds a 25' Utility Easement to the requested 40' ROW. He said there is an additional 15' Water Line Easement along the east and south property lines. He said a 25' Public Utility Easement is being dedicated behind the new ROW along Brookside Road. He said there are two (2) existing easements on site that may be vacated, with one being an ingress/egress easement on the SE corner and the other is a 12' easement on the NW corner, to allow the old neighbor access to the creek for his cattle. He said that easement was paid for by the previous property owner. He said Greg Woods would still allow access for the cattle. He said the reason for this platting is to clean up some of those easements.

City Planner Donna Wonsower addressed the Commission, stating that Sorey pretty much covered everything. She said the 40' ROW is for the Proposed Master Street Plan, and the 25' Easement covers the water line and future

Franchise Utilities. She said the water line that comes into the property, was put in without an easement, so they are dedicating an easement to cover that. She said all remaining Staff Comments are minor.

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

**Joey Ingle made a motion to Approve MP20-01: Woods ROW and Easement Plat – 5830 Brookside Road (I-1), with, with a 2<sup>nd</sup> from Tiffany Morris. All Commission Members voted in favor and the motion carried.**

**E. TS20-10: Bentonville School District #6 – Grimsley Jr. High Property (Tract 1 – 27.44 Acres / Tract 2 – 48.41 Acres) -**

Larry Grelle, of Morrison Shipley Engineers, representing the Applicant, addressed the Commission, stating that this request is to split the 80.15 Acre Parent Tract into Tract 1 (27.44 Acres, currently home to the new Grimsley Jr. High) and Tract 2 (48.43 Acres, currently undeveloped). He said the Plat will provide Utility Easement Dedications for Water, Sanitary Sewer and Electric, as well as ROW Dedication along the east side of Vaughn Road and the north side of Holloway Road, to meet the requirements of the Master Street Plan. He said there was a Staff Comment about providing a 15' UE along N. Vaughn Road and Holloway Road.

City Planner Donna Wonsower addressed the Commission, stating that we received the Plats at 3:30 this afternoon, so she has not had a chance to review. She said she will give this report based on the last set of plans we have reviewed. She said this is a Place of Public Assembly, so the setbacks are based on the use, rather than the zoning. She said we are getting 10' ROW along N. Vaughn Road and a 40' Variable ROW Dedication along Holloway Road. She said there is a Maximum height of 35', and Setbacks are a minimum of 35' from all property lines and 35' from the Planning ROW on an abutting street. She said there are Electrical, Water and Sewer Easements being dedicated on Tract 1, an Electrical Easement along the north side of the property on both Tracts, and we are requesting a General UE along Holloway Road for Franchise Utilities. She said there is access to both Holloway Road and N. Vaughn Road. She said Staff finds this Tract Split to be in conformance with Municipal Code, contingent upon minor Staff Comments.

Grelle said they have looked at providing a UE along Holloway Road, but as far as N. Vaughn Road, there is already a 30' Gas Line Easement coming off of the ROW. He said he spoke to Frank at CWSD and there will not be any reason to run Water or Sewer through there, so there was no reason to add another easement along N. Vaughn Road. Wonsower said the discussion with Frank was



to overlay the 2 easements. Grelle said he would look at the requirements for the Gas Line Easement. Wonsower said we have recently worked with the Gas Company and created a Joint Dedication Statement.

There was a possible attempt at a Public Comment, but it would not come through. Multiple attempts were made.

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

**Tiffany Morris made a motion to Approve TS20-10: Bentonville School District #6 – Grimsley Jr. High Property (Tract 1 – 27.44 Acres / Tract 2 – 48.41 Acres), with a 2<sup>nd</sup> from Craig Langford. All Commission Members voted in favor and the motion carried.**

**F. SUB19-12: Bliss Street Twin Homes Preliminary Plat & Plans – 864 Bliss Street (RTH-D / 46 Lots-Units/ 7.98 Acres) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

Brett Watts, of Bates & Associates, representing the Applicant, addressed the Commission, stating that this request is for a preliminary Plat for a Twin Home Subdivision on Bliss Street. He said they are dedicating ROW on Bliss Street and Gamble Road, per the Master Street Plan. He said they are requesting two (2) Waivers.

**Waivers:**

- 1) Reduction in Driveway Width on Lots 8, 9, 10, 15, 16 and 17. **All Departments Support the Request, or have no comment.**
- 2) Request to use ADS HP storm pipe under paved surfaces. **All Departments Support the Request or have no comment.**

City Planner Donna Wonsower addressed the Commission, stating that this is a redesign of a project brought before the PC on 4/21/2020. She said there has been a slight reduction in the number of lots, and the Detention Pond was relocated. She said the Interior Street Design is a loop, with two (2) street connections onto Bliss Street, with the east connection lining up with Sun Meadows Drive, 30' back-of-curb. She said there is a Fire-Access onto Gamble Road: 20' reinforced-sod, with a concrete apron connecting to Gamble Road. She said Fire Lane Signage is proposed at each end of the street. She said 30' ROW is being dedicated on both Bliss Street and Gamble Road. She said Adjacent Street Improvement and 5' sidewalk is proposed on Bliss & Gamble, and curb-and-gutter currently exists along both streets. She said the existing

Concrete Drainage Swale north of Bliss Street is being filled in. She said the existing storm system will connect to a new 13' x 16' curb inlet where 4 existing 36" CMP's cross beneath Bliss Street. She said the previous drainage issues on the last submittal have been fixed, and grading issues with northern lots 14-20 have been resolved. She said all Staff Comments have been resolved.

Chairman Seyfarth asked who would maintain the Fire Lane. Geoff Bates said it will be maintained by the POA, as will be the detention pond, and will be included in the Covenants with the Final Plat. Seyfarth asked about landscaping. Bates said it will be included with the Final Plat.

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

**Tiffany Morris made a motion to Approve SUB19-12: Bliss Street Twin Homes Preliminary Plat & Plans – 864 Bliss Street (RTH-D / 46 Lots-Units/ 7.98 Acres), including the two (2) waivers, with a 2<sup>nd</sup> from Joey Ingle. All Commission Members voted in favor and the motion carried.**

**(The initial motion contained an incorrect Project #, but was amended, using the correct Project #)**

**G. SUB20-06: Annika Estates Preliminary Plat & Plans – Holloway Road (R-3 / 139 SF Lots / 40 Acres) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

Patrick Foy, of Morrison Shipley, addressed the Commission, stating that this request is for a 140 Lot Subdivision, with 72 Lots on Phase 1 and the rest in Phase 2. He said they are proposing to dedicate all required Utility Easements within the subdivision, and along the south side of Holloway Road. He said he worked with the Fire Chief and is proposing to put down the base for Whistler Road, to allow for Fire Access throughout Phase 1. He said they are proposing detention ponds on the northeast and southwest corners of the property. He said they have worked with the City Engineer and Director of Public Works to come up with a Fee-in-Lieu-of for improvements to Holloway Road.

City Planner Donna Wonsower addressed the Commission, stating that there are 2 Phases to this project. She said there is Emergency Access, and the FD would like the north side of Trestle Lane to be added. She said there is an Adjacent Street Agreement that has been provided, which has not been signed yet, due to some mystery about a 30' proposed Collector that shows in our data. She said we have requested a 20' General Utility Easement to be added to the south side of Holloway Road, and the interior streets, as well as along the southern PL of

the Tract B detention pond. She said a 15' Drainage Easement is also dedicated between Lots 15/16 and 21/22 for storm systems. She said the Interior Streets are a standard 30' back-of-curb. She said the parcel has frontage along Holloway Road. She said there is an existing water line to the north of Holloway Road, and existing Sewer at the southeast corner. She said a Wetlands Scientist has been engaged to prepare a Formal Jurisdictional Determination, with subsequent permitting with the USACE. She provided a Preliminary Wetlands Report. She said one of the items we would like to get resolved, is the Maintainable Area. **Patrick Foy said he would like to go ahead and ask for a Waiver on the Maintainable Area.** He said they are showing a 4:1 slope, with a 5' flat area at the top of the basin. He said that should be more than enough. Joey Ingle said he would support the Waiver. Wonsower said there are some minor cleanup and a few remaining comments, but nothing that should hold things up at this point.

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 SUB20-06: Annika Estates Preliminary Plat & Plans – Holloway Road (R-3 / 139 SF Lots / 40 Acres), with the Outstanding Bond amounts, the Waiver for the 10' Maintainable Area around the detention pond, and PC will see the Adjacent Street Improvement Agreement at a later date, with a 2<sup>nd</sup> from Craig Langford. All Commission Members voted in favor and the motion carried.**

**H. SUB20-10: Forest Park Phase 3 Replat of CP1 and CP2 – Clydesdale Drive & Gamble Road (R-2 / 5 SF Lots / 1.47 Acres) -**

Chairman Jeff Seyfarth introduced the item to the Commission.

Geoff Bates, of Bates & Associates, addressed the Commission, stating that this Phase was originally platted, thinking that these would be undesirable lots, but that is no longer the case. He said they are just asking to replat, so homes can be built there.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that when Phase 3 was platted in February 2020, these parcels were to be Open Space for the development. She said they are proposing to turn the Open Space into 5 Residential Lots. She all ROW and Easement Dedications were completed with the Final Plat of Phase 3, and there were no Street Improvements required. She said the frontage for all these lots will be on Clydesdale Drive, and none of the lots will have access to Gamble Road. She said there are several existing easements on these lots, with a 25' Gas Easement, 15' Utility Easement located at the rear of the proposed lots (Gamble Roadside),

and a 20' Utility Easement located in the front. She said there is a 20' Utility Easement located between Lots 185 and 186. She said there is not any Flood Plain or Wetlands on the property, and all drainage was approved with Phase 3.

John Wary said the drainage has been accounted for, with the development.

Lorene Burns said the reason these were left as Common Lots is because they were not required to assist with the improvement costs for Gamble Road. She said she was concerned with compaction and grading. She said that they have already installed the utility connections and have had it already in the works to be platted. Nicole Gibbs pointed out the steepness of the lots. Rick Hudson agreed with the need for compaction testing.

Tim McGuire, Developer, addressed the Commission, stated that they will block the houses up and drop the garages, to reduce the grade of the driveway. He said there would be steps up to the house, and they would address any ADA needs accordingly. He said he already has an engineering firm testing the compaction and should have the results back soon. He said he is fine with those results being required before Building Permits can be issued. He said the water connections are in place, but the sewer connections are not.

Lorene Burns asked if this is a Preliminary Plat or Final Plat. There was discussion. It was agreed that this would be recognized as a Preliminary Replat and would be brought back to the PC with the remaining documentation on 8/04/2020, for a Final Replat, still meeting the timeline to City Council on 8/11/2020.

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

**Tiffany Morris made a motion to Approve Preliminary SUB20-10: Forest Park Phase 3 Replat of CP1 and CP2 – Clydesdale Drive & Gamble Road (R-2 / 5 SF Lots / 1.47 Acres), with a 2<sup>nd</sup> from Devin Murphy. All Commission Members voted in favor and the motion carried.**

**(6) OTHER BUSINESS-**

**A. Proposed Amendment to Title 13 / Bylaws for 9 Members on the Planning Commission -**

Chairman Jeff Seyfarth stated that the Bylaws for the Planning Commission are currently set up for eight (8) members. He said there was discussion between himself, Mayor Edwards, and Lorene Burns, about the

opportunity to add a 9<sup>th</sup> member. He said it would keep us from having a tie vote if all members were present. He said various cities in Arkansas have 9-10 members. There was discussion. The Commission was in favor of amending the Bylaws to add a 9<sup>th</sup> member. Robin Reed asked for clarification. There was discussion. Seyfarth said the Mayor will present an Ordinance to the City Council at the next City Council Meeting.

**(7) ANNOUNCEMENTS-**

- **8/04/2020 - Planning Commission Meeting @ 6:00 PM**
- **8/11/2020 – City Council Meeting @ 6:00 PM**
- **8/18/2020 - Planning Commission Meeting @ 6:00 PM**

**(8) ADJOURN-**

**John Sessoms made a motion to adjourn the meeting at 8:37 pm, with a 2<sup>nd</sup> from Devin Murphy. All Commission members voted in favor and the motion carried.**



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**Jeff Seyfarth – Chairman  
Centeron Planning Commission**

Minutes prepared by:  
Todd Wright