



**CENTERTON PLANNING COMMISSION**  
**February 07, 2023 @ 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**
3. **APPROVAL OF MINUTES –**
  - A. Planning Minutes – 01/17/2023
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **HOP23-03 NEXT VEND SOLUTIONS- Administrative/ Office Use Only-** 301 Sienna Dr (Zoned R-2/ Sienna Estates) *Applicant: Doug Kupke (Planner: KKnight)*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
  - A. **{PUBLIC HEARING} CU22-14 SCHUBER MITCHELL MODEL HOMES-FOX HAVEN-**Lots 2, 15-17 and parking on Lots 3, 4 & 18 Fox Haven *Appl: Schuber Mitchell Homes, Arturo Elivo; Owner: Schuber Mitchell Homes (Planner: ENystrom)*
  - B. **{PUBLIC HEARING} MOV22-04 GARIMIDI STRUCTURE #1- 14 X 60 Mobile Home-**7888 Vaughn Rd (Zoned A-1/ 20 AC) *Appl/ Owner: Rama Garimidi (Planner: DMorrisonLloyd)*
  - C. **{PUBLIC HEARING} MOV22-05 GARIMIDI STRUCTURE #2- 14 X 70 Mobile Home-** 7888 Vaughn Rd (Zoned A-1/ 20 AC) *Appl/ Owner: Rama Garimidi (Planner: DMorrisonLloyd)*
  - D. **SUB20-18 TIMBER RIDGE PH 2- Final Plat-** Timber Ridge & Steepro Dr (Zoned R3-SF/ 22.58 AC/ 51 Lots) *Owner: Schuber Mitchell Homes, LLC, Arturo Elivo; Engineer: Civil Design Engineers, Inc, Ferdinand Fourie (Planner: ENystrom)*
    - **Final Plat**
    - **Bonds**
  - E. **SUB22-07 HARBOR MANOR - Preliminary Plat -** 11897 Holloway Rd-(Zoned R3 / 20 Ac / 63 SF Lots / 1 Detention Lot) *Applicant: A&J Real Estate Holdings, LLC, Aaron Thornbrugh; Engr: Crafton Tull, Taylor Lindley (Planner: ENystrom)*
    - **Preliminary Plans**
    - **Adjacent Street Agreement**
7. **OTHER BUSINESS**
  - A. **Discuss REZ22-31 HSK Homes\_376 N “D” St\_R3-MF to R3-D approved by PC on 01/17/23**
  - B. **HB1207\_Fast Track Permits Act**
8. **ANNOUNCEMENTS**
  - A. **Next Council Meeting: 2/14/23 @ 6:00 PM**
  - B. **Next PC Meeting: 2/21/23 @ 6:00 PM**
  - C. **Next Tech Review Meeting: 02/23/23 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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  
February 07, 2023**

**1. CALL TO ORDER**

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:00 p.m.

**2. ROLL CALL**

Those Present and answering Roll Call were, Jeff Seyfarth, Joey Ingle, Devin Murphy, Jerry Harris, Tony Davis, Brandon Swoboda, and Ben Lewis. John Sessoms and Craig Langford were absent. Others in attendance for the city were: City Senior Planner Dianne Morrison Lloyd, City Planner Erik Nystrom, City Planning Director Lorene Burns, City Engineer Alan Craighead, Fire Marshal Paul Higginbotham, City Mayor Bill Edwards, City Attorney Brian Rabal and Planning Assistant/Recorder Kayla Knight.

**3. APPROVAL OF MINUTES**

**Jeff Seyfarth** asked for a motion to approve minutes from the 01/17/2023 Planning Commission Meeting.

**Joey Ingle** made a motion to approve the minutes from 01/17/2023 Planning Commission Meeting, with a Second from Ben Lewis. No members were opposed, and the motion carried.

**4. RATIFICATION OF ADMINISTRATIVE APPROVALS**

- A. **HOP23-03 NEXT VEND SOLUTIONS- Administrative/ Office Use Only- 301**  
Sienna Dr (Zoned R-2/ Sienna Estates) *Applicant: Doug Kupke (Planner: KKnight)*

**There were no questions from the Planning Commission regarding the Administrative Approvals. Commission Chairman Jeff Seyfarth entertained a motion. Ben Lewis motioned to approve the Ratification of Administrative Approvals with Jerry Harris as 2nd. No members were opposed, and the motion carried.**

**5. OLD BUSINESS**

**6. NEW BUSINESS**

- A. **CU22-14 SCHUBER MITCHELL MODEL HOMES-FOX HAVEN-Lots 1-2, 4-6,**  
13, 15-17 *Appl: Schuber Mitchell Homes, Arturo Elivo; Owner: Schuber Mitchell Homes*  
*(Planner: ENystrom)*

- Arturo Elivo of Schuber Mitchell was present and gave a brief overview of the request. He explained that they are requesting a conditional use to build 4 model homes, a workhouse, an asphalt parking lot, and a gravel parking lot.
- Erik Nystrom gave the staff report. He let the Commission know that the request is for a conditional use that spans 5 years from date of approval and the intent is to use the model homes as a way to showcase Schuber Mitchell's projects. Their request includes 4 model homes, parking lot for fleet parking, and a workhouse. Fox Haven subdivision was final platted in October of 2022, and no houses have been built in the subdivision. They are proposing to have 9-12 employees on site, and proposed hours of 7 am – 6 pm Monday thru Saturday. Staff is generally in agreement of the hours. At the end of the conditional use, the lots used for temporary parking will be converted back to buildable lots with homes on them. Staff was in agreement that the request extends beyond that of a standard model home request, as this is more geared towards marketing.
- Erik Nystrom listed a number of conditions proposed for the Commission to consider including:
  - **STREET TREES:** 6 street trees shall be planted along Bliss St as shown on site map. Street trees shall be planted per Centerton approved species; street shade trees shall be required at a minimum of 1 shade tree per 20 LF of street frontage along all adjacent streets. Trees may be clustered or grouped.
  - **SITE LANDSCAPING:** 2 trees each on Lot 3 and Lot 14 shall be planted.
  - **PARKING:** The development will require 2 parking spaces for the proposed employees and 3 additional parking spaces, one of which is required to be ADA compliant to serve the public
- Jeff Seyfarth asked Fire Marshal Paul Higginbotham if these model homes/offices would be treated any different or have specific fire codes they would need to meet. Paul Higginbotham explained they will be required to have fire extinguishers and follow standard fire code (i.e., cannot block exits).
- Jeff Seyfarth asked about landscaping for the site. Arturo Elivo let the Commission know there will be standard landscaping in front of all the homes. Project Manager Jeff Bragg stepped forward to explain in more detail.
- The Fox Haven subdivision is restricted for sale until the end of the conditional use, so there are no concerns regarding disrupting neighbors within the subdivision.
- Joey Ingle asked about the expected foot-traffic generated by the model homes. Jeff was hopeful it would generate a high number of appointments.
- Ben Lewis asked if the asphalt parking lot could be expanded to Lot 3 in order to not have a gravel parking lot. Joey Ingle wanted clarification about the location of sidewalks. Jeff Bragg explained that sidewalks were only proposed along the eastern side of Whitten Rd. He was not in favor of expanding the asphalt parking lot, as it is directly across from the main three model homes. In addition, the green spaces will be maintained and seeded. Joey Ingle asked if Public Works was okay with the gravel parking lots and City Engineer Alan Craighead explained that the gravel parking lot is for only fleet parking, not public use, and suggesting holding a bond for the gravel parking lot for the duration of the Conditional Use. Joey Ingle asked them to pave it, and Jeff Bragg said they would have to talk about it.
- Brandon Swoboda asked about the landscaping plan and was told the greenspace will be pulled up around the parking, but any landscaping around the model homes will be left. Joey Ingle had concerns regarding the surrounding residential abutting the

parking lots. Arturo assured the Commission that Schuber Mitchell has already spoken to those neighbors, and they are okay with the parking lots, and have proposed fencing along the west and east property lines. Lorene Burns asked about lighting, especially in the parking lots. Arturo was amenable to working out lighting. Lorene Burns also asked about ADA accommodations, which Arturo was willing to look into. Joey Ingle also asked that the sidewalk be extended, in which Jeff Bragg agreed to extend the sidewalk along lots 1-4 with an ADA accessible crosswalk.

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Tony Davis made a motion to open the public hearing with a Second from Jerry Harris. No members were opposed, and the public hearing was opened.**

- Tom Sharp, of 430 Keller Rd, spoke about concerns regarding the developer crossing over the property line and a pile of trash that has not been taken care of. Arturo Elivo explained to the Planning Commission and Tom Sharp that Schuber Mitchell did not develop the lots previous but would look into taking care of the trash and will adhere to property lines.

**Jerry Harris made a motion to close the public hearing with a Second from Joey Ingle. No members were opposed, and the motion carried.**

- Planning Commission put the following additional conditions in place:
  - Landscaping around model homes and trees along Bliss St
  - Parking Lot lighting and ADA compliance
  - The conditional use will span 5 years from date of approval.
  - Lots 4-5 will be paved
  - There will be a fence from Lots 1-6 and 13-18, excluding the detention pond.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve CU22-14 Schuber Mitchell Model Homes- Fox Haven with a 2<sup>nd</sup> from Ben Lewis. In a Roll Call, all commission members voted in favor and the motion carried.**

**B. {Public Hearing} MOV22-04 GARIMIDI STRUCTURE #1- 14 X 60 Mobile Home-7888  
Vaughn Rd (Zoned A-1/ 20 AC) Appl/ Owner: Rama Garimidi (Planner: DMorrisonLloyd)**

- Rama Garimidi was present and explained he would like to move the mobile home onto his land and rent it.
- Dianne Morrison Lloyd gave the staff report. The first mobile home is coming from Prairie Grove. The parcel is zoned A-1, and mobile homes are permitted by right. There is currently a single-family home located on it. Rama would like to use the septic on site. The building department has made it clear the mobile homes must be on separate foundations and will have to meet Building and Fire code to be issued a C of O. It was also clearly stated that approving the moving permit would not guarantee that the mobile homes are habitable.
- The Planning Commission was not sure the septic could handle the volume being requested and made it clear that Rama will need to get ADH approval for the septic before the mobile home can be moved onto the site. An additional condition was requested that if the mobile home is not habitable it must be moved within 60 days.

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Ben Lewis made a motion to open the public hearing with a Second from Tony Davis. No members were opposed, and the public hearing was opened.**

- There were no comments from the public.

**Ben Lewis made a motion to close the public hearing with a Second from Joey Ingle. No members were opposed, and the motion carried.**

- Brandon Swoboda asked if mobile homes were permitted by-right in A-1, and staff confirmed that they are.
- Conditions were set that the septic must be approved before the mobile home is moved on site, and the mobile home must be moved off site within 60 days if it is deemed uninhabitable.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis motioned to approve MOV22-04 GARIMIDI STRUCTURE #1 with a 2<sup>nd</sup> from Jerry Harris. In a Roll Call, all commission members voted in favor and the motion carried.**

**C. {PUBLIC HEARING} MOV22-05 GARIMIDI STRUCTURE #2- 14 X 70 Mobile Home- 7888 Vaughn Rd (Zoned A-1/ 20 AC) Appl/ Owner: Rama Garimidi (Planner: DMorrisonLloyd)**

- Jeff Seyfarth asked if the same conditions would apply to this moving permit as the previous request. Dianne confirmed it was the same request, with the difference being the size and current location of the mobile home.
- Brandon Swoboda asked if our code puts any stipulations on rentals. Staff confirmed there is no code for rentals specifically.
- Lorene Burns brought up concerns regarding whether code would allow for a third unit. After further discussion, it was agreed that the code states only one house, and one ADU is allowed per parcel in A-1.

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Tony Davis made a motion to open the public hearing with a Second from Ben Lewis. No members were opposed, and the public hearing was opened.**

- There were no comments from the public.

**Jerry Harris made a motion to close the public hearing with a Second from Ben Lewis. No members were opposed, and the motion carried.**

- The Commission and Staff were in agreement that one of the moving permit requests need to be denied to follow code. Jeff Seyfarth gave Rama Garimidi the option to pick which moving permit he would prefer to have approved. Rama expressed he would prefer MOV22-05 to be approved because it is the slightly larger home. Because the previous moving permit was approved, Brian Rabal explained that the commission needed to table MOV22-05, reopen MOV22-04 and deny it, then reopen MOV22-05 and approve it.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Jerry Harris motioned to table MOV22-05 GARIMIDI STRUCTURE #2 with a 2<sup>nd</sup> from Joey Ingle. In a Roll Call, all commission members voted in favor and the item was tabled.**

**B. {Public Hearing} MOV22-04 GARIMIDI STRUCTURE #1- 14 X 60 Mobile Home-7888  
Vaughn Rd (Zoned A-1/ 20 AC) Appl/ Owner: Rama Garimidi (Planner: DMorrisonLloyd)**

- The item was reopened.

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to open the public hearing with a Second from Ben Lewis. No members were opposed, and the public hearing was opened.**

- There were no comments from the public.

**Ben Lewis made a motion to close the public hearing with a Second from Joey Ingle. No members were opposed, and the motion carried.**

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve MOV22-04 GARIMIDI STRUCTURE #1 with a 2<sup>nd</sup> from Ben Lewis. In a Roll Call, all commission members voted to deny, and the motion was denied.**

**C. {PUBLIC HEARING} MOV22-05 GARIMIDI STRUCTURE #2- 14 X 70 Mobile Home-  
7888 Vaughn Rd (Zoned A-1/ 20 AC) Appl/ Owner: Rama Garimidi (Planner:  
DMorrisonLloyd)**

**Ben Lewis motioned to bring MOV22-05 Garimidi Structure #2 back to the table, with a second from Jerry Harris. No members were opposed, and the item was brought back to the table.**

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to open the public hearing with a Second from Devin Murphy. No members were opposed, and the public hearing was opened.**

- There were no comments from the public.

**Ben Lewis made a motion to close the public hearing with a Second from Joey Ingle. No members were opposed, and the motion carried.**

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Devin Murphy motioned to approve MOV22-05 GARIMIDI STRUCTURE #2 with the aforementioned conditions with a 2<sup>nd</sup> from Joey Ingle. In a Roll Call, all commission members voted in favor and the motion carried.**

**D. SUB20-18 TIMBER RIDGE PH 2- Final Plat- Timber Ridge & Steepro Dr (Zoned R3-  
SF/ 22.58 AC/ 51 Lots) Owner: Schuber Mitchell Homes, LLC, Arturo Elivo; Engineer:  
Civil Design Engineers, Inc, Ferdinand Fourie (Planner: ENystrom)**

- **Final Plat**
- **Bonds**

- Michael Berry with Civil Design Engineers was present to answer any questions.
- Erik Nystrom gave the staff overview. This is the second phase of the subdivision, with 56 single family lots. Steepro Dr is proposed to be extended. There is sanitary sewer and water available along Timber Ridge Dr. There is a fire turn-around, and one detention pond. There are minor items left on the punch list and covenants.
- Joey Ingle asked if the property to the east has an access easement. It was confirmed that it does not have one and a discussion ensued. Brian Rabal was of the legal opinion that the access easement will need to be dedicated via separate document then vacated in the future. Ferdi Fourie agreed to look into dedicating it via separate document.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis motioned to approve SUB22-18 Timber Ridge Ph 2 Final Plat with a 2<sup>nd</sup> from Ben Lewis.**

**E. SUB20-07 HARBOR MANOR - Preliminary Plat** - 11897 Holloway Rd-(Zoned R3 / 20 Ac / 63 SF Lots / 1 Detention Lot) *Applicant: A&J Real Estate Holdings, LLC, Aaron Thornbrugh; Engr: Crafton Tull, Taylor Lindley (Planner: ENystrom)*

- **Preliminary Plat**
- **Adjacent Street Agreement**

- Rachel Koehler with Crafton Tull was present and gave a brief overview of the preliminary plat. There are 63 lots and 2 tracts of land. They are proposing full improvements to a new road (Optic Rd) rather than half improvements to Optic and Holloway. They will be constructing a 10-ft trail along Holloway Rd.
- Erik Nystrom gave the staff overview. He confirmed there are 63 lots and two tracts. There is access to water and sewer. There are minor comments left. There will be access along Holloway Rd and the new Optic Rd, which will be fully improved.
- Jeff Seyfarth asked what the width of Holloway Rd is. Alan Craighead explained that the width is variable, and that the city will have to improve portions of Holloway already, so it made more sense to have the developer of Harbor Manor fully improve the new road, and the City will have to complete improvements to Holloway.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis motioned to approve SUB20-07 Harbor Manor Preliminary Plat and Adjacent Street Agreement with a 2<sup>nd</sup> from Ben Lewis.**

**7. OTHER BUSINESS**

**A. Discuss REZ22-31 HSK Homes\_376 N “D” St\_R3-SF to R3-D approved by PC on 2/7/2023.**

- Lorene Burns let the Commission know the applicants for REZ22-31 have requested to amend their zoning request to R3-SF to comply with zoning code and restrictions. The Commission had the option to amend their recommendation to the City Council and chose to do so.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to amend the Planning Commission’s recommendation to the Council for REZ22-31**



from R3-MF to R3-SF with a 2<sup>nd</sup> from Tony Davis. In a Roll Call vote, all commission members voted in favor and the motion carried.

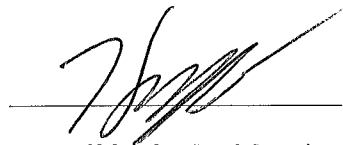
- B. HB1207\_Fast Track Permits Act
- C. Cell Tower

**8. ANNOUNCEMENTS**

- A.) Next PC Meeting: 02/21/2023 @ 6:00 PM
- B.) Next Council Meeting: 02/14/2023 @ 6:00 PM
- C.) Next Tech Review Meeting: 02/23/2023 @ 2:00 PM (Zoom)
- D.) Planning Commission/ City Council Work Session: 02/28/2023 @ 6:00 PM

**9. ADJOURN**

Devin Murphy made a motion to adjourn the meeting at 8:00 pm, with a 2<sup>nd</sup> from Tony Davis. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth – Planning Chair  
Centerton Planning Commission

Minutes Prepared By: Kayla Knight