



CENTERTON PLANNING COMMISSION
February 21, 2023 @ 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 – 02/07/2023
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **HOP23-01 DESTINO BALLOONS- Balloon Services/ Online Services-** 521 Tamarron Dr (Zoned R-2/ Tamarron) Applicant: Gerardo Lopez (Planner: KKnight)
 - B. **HOP23-04 MAD ENT, LLC- Online Sales-** 130 Verona Way (Zoned R-2/ Bellewood) Applicant: Daniel & Monique Conner (Planner: KKnight)
 - C. **HOP23-05 SUCI JEWELS- Online Jewelry Sales-** 740 Maplewood Dr (Zoned R3-SF/ Clark Estates) Applicant: Disha Sharad (Planner: KKnight)
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - A. **{PUBLIC HEARING} PUD22-02 FEATHERSTON WEST- Proposed Tiny Homes-** Kimmel Rd (Zoned R3-SF & C-3 / 37.68 Ac/ 304 Dwelling Units) Owner: Roth Family; Engr/Rep: Bates & Associates, Jake Chavis (Planner: DMorrisonLloyd)
 - B. **SUB22-06 HUBER PLACE-Amended Preliminary Plat-**8801 N Tycoon Rd (Zoned R3-SF & C-2 / 107.6 Ac / 362 single-family lots) Owner: Dzurik Properties, Inc, Robert Dzurik; Engr: Half Associates, John Wary (Planner: ENystrom)
 - **Amended Preliminary Plat**
 - **Adjacent Street Agreement-previous agreement was not approved by Planning Commission**
 - **Waiver Request**
7. **OTHER BUSINESS**
8. **ANNOUNCEMENTS**
 - A. **Council/Planning Commission Work Session 02/22/23 @ 6 PM**
 - B. **Council Special Meeting-Steele Development Rezone 02/23/23 @ 6 PM**
 - C. **Next Council Meeting: 03/08/23 @ 6:00 PM**
 - D. **Next PC Meeting: 03/01/23 @ 6:00 PM**
 - E. **Next Tech Review Meeting: 03/24/23 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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 21, 2023**

1. CALL TO ORDER

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:01 p.m.

2. ROLL CALL

Those Present and answering Roll Call were, Jeff Seyfarth, Joey Ingle, Devin Murphy, Craig Langford, John Sessoms, Tony Davis, and Ben Lewis. Brandon Swoboda and Jerry Harris 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 (via Zoom) and Planner 1/ Recorder Kayla Knight.

3. APPROVAL OF MINUTES

Jeff Seyfarth asked for a motion to approve minutes from the 02/07/2023 Planning Commission Meeting.

John Sessoms made a motion to approve the minutes from 02/07/2023 Planning Commission Meeting, with a Second from Joey Ingle. No members were opposed, and the motion carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

- A. **HOP23-01 DESTINO BALLOONS- Balloon Services/ Online Services-** 521 Tamarron Dr (Zoned R-2/ Tamarron) *Applicant: Gerardo Lopez (Planner: KKnight)*
- B. **HOP23-04 MAD ENT, LLC- Online Sales-** 130 Verona Way (Zoned R-2/ Bellewood) *Applicant: Daniel & Monique Conner (Planner: KKnight)*
- C. **HOP23-05 SUCI JEWELS- Online Jewelry Sales-** 740 Maplewood Dr (Zoned R3-SF/ Clark Estates) *Applicant: Disha Sharad (Planner: KKnight)*

There were no questions from the Planning Commission regarding the Administrative Approvals. Commission Chairman Jeff Seyfarth entertained a motion. John Sessoms motioned to approve the Ratification of Administrative Approvals with Tony Davis as 2nd. No members were opposed, and the motion carried.

5. OLD BUSINESS

6. NEW BUSINESS

A. {PUBLIC HEARING} PUD22-02 FEATHERSTON WEST- Proposed Single-Family Homes- Kimmel Rd (Zoned R3-SF & C-2 / 37.68 Ac/ 304 Dwelling Units) Owner: Roth Family; Engr/Rep: Bates & Associates, Jake Chavis (Planner: DMorrisonLloyd)

- Jake Chavis with Bates and Assoc was present and willing to answer any questions.
- Dianne Morrison Lloyd gave the staff report. There is 8.6 units per acre, with 16.7 % greenspace being provided. There is water and sewer available along Kimmel Rd. Dianne went over the table that explains the proposed changes including a smaller minimum lot size of 2800 sq ft, a smaller minimum lot width of 35-ft, and adjusted setbacks. There will be 304 single-family homes with amenities such as soft surface walking trails and BBQ area as well as a commercial lot. The entire property will be maintained by the owner rather than each individual per lot. The homes has 5-ft setbacks wall-to wall, and has been through the fire department for approval. Staff recommends no additional lots be allowed above the proposed 304 single-family lots. Due to the size of the lots, staff recommends there be no accessory units allowed, and there are no garages due to the size of the lots. Additionally, any common open spaces will be dedicated via permanent easement. Architectural treatment will match the style of Featherston Village Ph 1 and 2. Staff did propose certain landscaping requirements including requiring a landscaping and tree preservation plan during preliminary development, street trees shall be installed at one shade tree per 20 LF of road frontage on Kimmel, Daisy, and Womack. Trees and shrubbery shall be required in greenspace and detention lots; however, specific locations will be determined during preliminary plans. Fencing shall be required along the southside of the property to screen from adjacent residential, with a landscape buffer being included. The parking proposed does deviate from the required numbers because the homes do not have 2 covered parking spaces per lot; however, there is additional parking located around the subdivision. The adjacent street agreement will be finalized during preliminary planning, but the developer suggested improvements. Staff does recommend requiring a traffic study on Kimmel Rd because of the substantial number of houses being added.
- John Sessoms asked Jeff Roth if he had specific plans for the commercial lot. Jeff responded that while there are no specific plans yet, it will not be a gas station.
- Joey Ingle asked about the access for the commercial, in which City Engineer confirmed it will access off Womack Rd. There was confirmation that the developer will be building 5-ft sidewalks on Kimmel, and there is room to expand. Joey Ingle asked why the curb cuts don't seem to match up on Womack Rd and it was explained by Lorene Burns that previously more ROW was dedicated. Jake Chavis agreed he would work to taper the sidewalk so the curb cuts will match up.
- Joey Ingle asked if there was sufficient room for street trees along Kimmel without encroaching in people's backyards. Jake Chavis confirmed there is enough room. Utilities will be going in the streets for local streets.
- Joey Ingle asked about storm sewer, as it is not on the concept. It was confirmed there will be storm sewer included but is not shown on this drawing. It is shown on the preliminary subdivision plans.

- There was discussion regarding on-street parking, and it was ultimately decided that additional parking can be added along the green space at the north of the property and along the middle section of green space.

The commissioners had no questions and Jeff Seyfarth entertained a motion. Craig Langford made a motion to open the public hearing with a Second from John Sessoms. No members were opposed, and the public hearing was opened.

- Jim Hodges of 8960 Daisy was present and requested that the privacy fence be continued. He also voiced concerns regarding drainage.

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

- Jeff Seyfarth asked about the drainage issue. Jake explained that the property owner to the West has granted the developers a 30-ft drainage easement to redirect the water and alleviate any drainage issues. The water eventually makes it to that detention pond, but this will redirect it without causing drainage issues.
- Jeff Seyfarth confirmed with the developer the privacy fence will be continued along the south of the property.
- Alan suggested that because the property has three frontages, the planning commission should consider reducing the required street trees. The Planning Commission opted to keep the proposed landscaping requirements.
- Additional conditions approved by the planning commission include:
 - A traffic study will be required for Kimmel Rd.
 - Parking will be mirrored on the east side of Tract C-4, and parking will not be allowed along the north street side of Tract C3 but will be allowed along the north side of Tract C3.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to PUD22-02 Featherston West with the above listed conditions with a 2nd from Joey Ingle. In a Roll Call, all commission members voted in favor and the motion carried.

B. SUB20-06 HUBER PLACE -Amended Preliminary Plat Only - 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 to be discussed at future meeting.**
- John Wary with HALFF Associates was present and explained to the commission they are requesting a revision to the previously approved preliminary plat. He explained the north end of the subdivision has been redesigned to reduce the detention pond to only serve phases 1 and 2, which allowed them to add 18 buildable lots and 2 non-buildable lots. Jeff asked what the waiver request was for, in which City Engineer Alan Craighead explained the request is not a waiver, but a notification that the pond is in an electrical easement. AEP SWEPCO has approved the design and encroachment into the easement. Staff has requested a written and signed document giving permission to encroach in the easement, as well as list who will be responsible for any damages caused in the easement.

- John Wary explained there was confusion regarding the Adjacent Street Agreement, as they were under the impression that it had been approved. Originally, the adjacent street agreement was tabled on July 5, 2022. Wary says there was discussion after the meeting with staff and the details got worked out and the adjacent street agreement was approved and signed in November.
- Erik Nystrom gave the staff report. The detention pond was reduced, and a few lots were added. There is an existing 100-ft electrical transmission easement and a 50-ft gas easement. The changes include a new proposed street, Doug's Place. He confirmed that there will be an addition of 18 buildable lots and 2 non-buildable lots. He then explained that the adjacent street agreement was tabled at the July 05, 2022, meeting, to be heard at the July 19, 2022, meeting, but it got cancelled. The adjacent street agreement was never brought back to PC for approval; however, it did get signed by staff and the Planning Commission chair.
- Erik Nystrom elaborated that a signed agreement between the developer and SWEPCO will be required regarding the electric easement and the pond, including stipulations regarding fencing of the lots near the easement (Lots 98-132). The subdivision does have access to Centerton sewer and water. Drainage is only calculated to support phases 1 and 2 of the subdivision and does not include the commercial lots. A note will have to be added to the plat notating that. Commercial lots 1 and 2 will have a shared access drive off Centerton Blvd. A 10-ft side path is designated along major collector along the western property line.
 - The adjacent street agreement proposes improvements to Tycoon as follows:
 - Widening the road from centerline with curb, gutter and storm drainage with 5-ft sidewalks.
 - The adjacent street agreement proposes improvements to Huber Rd as follows:
 - 2 5-ft sidewalks instead of 10-ft trails
 - The adjacent street agreement proposes a major collector along the western property line of Huber place. 40-ft of ROW will be required and will be constructed during development.
 - Street Trees will be required along Huber and Tycoon.
- There are minor comments remaining regarding plat cleanup, and minor adjustments to drainage grading and sign requirements.
- Joey Ingle asked John why they are providing 5-ft sidewalks instead of 10-ft sidewalks. John responded that it lowers costs and requires less concrete and was previously discussed at the 07/05/22 PC meeting. Joey asked for clarification that the adjacent street agreement was not finalized, and it was confirmed it was not approved by PC.
- Joey Ingle inquired about the access easement for the commercial lots, in which Alan Craighead explained it is between lots 1 and 2.
- The planning commission was concerned regarding the width of the sidewalks proposed. Alan Craighead said the sidewalks must be 5-ft along the north side of Huber due to the design of the road.
- John Wary said the reduction of the width of the sidewalk was previously discussed at the 07/05/22 meeting and was requested by the developer due to cost. He elaborated that he did not believe the request for 10-ft side paths was reasonable.

- There was discussion regarding surrounding subdivisions, including Magnolia Landing, and the improvements they were required to make. The minutes from 07/05/2022 were pulled, though there was very little discussion regarding the adjacent street agreement documented through the minutes. John Wary asked that the recording be revisited, and it was agreed that the adjacent street agreement should be tabled while staff go over what was previously discussed and agreed upon.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve SUB22-06 Huber Place- Amended Preliminary Plat Only with a 2nd from Ben Lewis. No Commissioners were opposed, and the motion carried.


7. OTHER BUSINESS

8. ANNOUNCEMENTS

- A.) Next PC Meeting: 03/07/2023 @ 6:00 PM
- B.) Next Council Meeting: 03/14/2023 @ 6:00 PM
- C.) Next Tech Review Meeting: 02/23/2023 @ 2:00 PM (Zoom)

9. ADJOURN

Tony Davis made a motion to adjourn the meeting at 7:17 pm, with a 2nd from Devin Murphy. No commissioners were opposed, and the meeting was adjourned.



**Jeff Seyfarth – Planning Chair
Centerton Planning Commission**

Minutes Prepared By: Kayla Knight