



CENTERTON PLANNING COMMISSION
March 5, 2024 @ 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 – 02/20/2024
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **HOP23-33 CONCRETE AND MORE NEAR ME, LLC- Administrative-** 1058 Tarah Knolls Cir.; Tarah Knolls (Zoned R2) *Applicant: Brian Sizemore (Planner: SHartman)*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - A. **MSI23-05 LUCAS LAW FIRM-Proposed Parking Lot-** 149 N. A Street (Zoned C-2/ .25 Ac) Owner: Mark C. Lucas Jr.; Engineer: A.R.T. Concrete, LLC (Planner: KKnight)
 - B. **DEV24-01 PLAZA TIRE CENTER- Preliminary Plans & Plat-** 840 E. Centerton BLVD. (Zoned C-2/ 1.27 Ac) *Owner: SDG-Centerton LLC; Engr: CEI Engineering & Associated, Inc., Candice Anderson (Planner: KKnight)*
 - C. **SUB21-19 AMBE ESTATES- Request for 1-year extension-** 8660 N. Rainbow Farm Road; Zoned R3-D; 7.89 Ac; *Applicant: Larry Grelle, Morrison-Shiple/ Halff; Engr: Morrison- Shipley Halff, Patrick Foy (Planner: ENystrom)*
7. **OTHER BUSINESS**
 - A.
8. **ANNOUNCEMENTS**
 - A. **Next Council Meeting: 03/12/2024 @ 6:00 PM**
 - B. **Next PC Meeting: 03/19/2024 @ 6:00 PM**
 - C. **Next Tech Review Meeting: 3/21/2024 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
MARCH 5, 2024**

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, Tony Davis, Ben Lewis, John Sessoms, Craig Langford, Devin Murphy, Jerry Harris, and Brandon Swoboda. Joey Ingle was not in attendance. Others in attendance for the city were: Planner Dianne Morrison Lloyd, Planner Kayla Knight, City Engineer Alan Craighead, City Attorney Brian Rabal, and Planning Assistant/ Recorder Samantha Hartman.

3. APPROVAL OF MINUTES

Commission Chair Jeff Seyfarth introduced the minutes of the Planning Commission meeting from February 20, 2024, and asked Commissions if anyone had questions or concerns.

John Sessoms made a motion to APPROVE THE PLANNING COMMISSION MEETING MINUTES FROM FEBRUARY 20, 2024. with a second from Tony Davis. No members were opposed, and the motion was carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

A. HOP23-33 CONCRETE AND MORE NEAR ME, LLC- Administrative- 1058 Tarah Knolls Cir.; Tarah Knolls (Zoned R2) Applicant: Brian Sizemore (Planner: SHartman)

- ◆ Craig Langford asked what the applicant was doing in the house.
 - Samantha Hartman said they are just doing the administrative duties in house and all supplies are kept off-site at a storage facility.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. Craig Langford motioned to APPROVE THE RATIFICATION OF ADMINISTRATIVE APPROVALS with a second from Devin Murphy. No members were opposed, and the motion was carried.

5. NEW BUSINESS

A. MSI23-05 LUCAS LAW FIRM-Proposed Parking Lot- 149 N. A Street (Zoned C-2/.25 Ac) Owner: Mark C. Lucas Jr.; Engineer: A.R.T. Concrete, LLC (Planner: KKnight)

- ◆ The owner, Mark Lucas, was present.
 - I bought the house and will use it as offices for my law firm.
- ◆ Kayla Knight gave a staff update.
 - Applicant will be changes and going from Residential to Commercial
 - Some of the work has already been completed.
 - Concrete
 - ADA Ramp and rail
 - The existing house does not meet the required front setbacks for C-2.
 - Per Public Works, no street parking is allowed due to 40- foot width street.
 - 9 parking spaces are required per size of building.
 - 4 parking spaces will be provided to the east of the building on the new concrete.
 - 5 parking spaces will be provided off the rear alley for employees.
 - A pedestrian path will be provided from the gravel parking lot to the back entrance of the development.
 - The owner will be required to provide screening.
 - Due to the concrete laid for the driveway and the neighbors existing shed, there is not enough space to install a fence and landscaping.
 - Mark Lucas and the city staff spoke to neighbors, and they would prefer trees.
 - Mark Lucas will plant Sky Pencil Hollies
 - There is an existing streetlight at the west property line. No additional streetlight is needed.
 - Additional exterior lights are proposed at the entrances of the building and on the garage to allow adequate lighting for the parking and at entrances.
 - The exact lighting fixtures will need to be approved by the building department.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve MSI23-05 MARK LUCAS LAW FIRM- Proposed Parking Lot with a second from Craig Langford. No members were opposed, and the motion was carried.

B. DEV24-01 PLAZA TIRE CENTER- Preliminary Plans & Plat- 840 E. Centerton BLVD. (Zoned C-2/ 1.27 Ac) Owner: SDG-Centerton LLC; Engr: CEI Engineering & Associated, Inc., Candice Anderson (Planner: KKnight)

- ◆ Candice Anderson with CEI was present.
 - Walgreens accommodated access for Plaza Tire, therefore we are back to build.
- ◆ Kayla Knight gave a staff report.

- A waiver to allow an additional entrance onto E. Centerton Blvd was previously denied.
- Right Of Way dedication is not required as the required ROW already exists per the master Street Plan.
- The project will provide street trees outside of the ARDOT ROW, streetlights, and a sidewalk connection from Hwy 102 to the building.
 - Streetlights are 300 feet and at the entrances to provide adequate lighting.
 - Per Title 14.04.05, this development is required to provide 1 parking space per 200 square feet of building space, which required 34 parking spaces. This development proposes 35 spaces plus an additional 2 ADA spaces.
 - Landscaping is provided with this development including around the dumpster, in the parking islands, and along the street frontage of Highway 102. There is an existing fence along the north and northeast property lines. Additional landscaping is provided along the north and northeast property lines to serve as screening between the development and the residential to the north and northeast.
 - This development proposes a concrete block dumpster enclosure with metal gates. One side of the dumpster will be used for old tire storage and covered using galvanized metal roof decking.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. Tony Davis motioned to approve *DEV24-01 PLAZA TIRE- PRELIMINARY PLANS & PLAT WITH COMMENTS AND ADJACENT STREET AGREEMENT* with a second from Ben Lewis. No members were opposed, and the motion was carried.

C. SUB21-19 AMBE ESTATES- Request for 1-year extension- 8660 N. Rainbow Farm Road; Zoned R3-D; 7.89 Ac; *Applicant: Larry Grelle, Morrison-Shiple/ Halff; Engr: Morrison- Shiple/ Halff, Patrick Foy (Planner: ENystrom)*

- ◆ Dianne Morrison Lloyd gave the staff update.
 - The first extension was given in March of 2023.
 - The project expires on March 21, 2024
 - Issues with ADH Approvals and connecting to the Daisy Duplex sewer.
 - The ADH approval is in the final are requesting an extension in case they do not make the expiration date.
- ◆ Jeff Seyfarth asks if this requires a review of the project since the original approval was 2-3 years ago.
- ◆ The City Engineer, Alan Craighead mentioned that drainage capacity has not changed but there may be some updates on drainage to be up to date with current codes.
- ◆ The code for streetlights has changed to 1 light every 300 feet since the original approval.

- ◆ Brandon Swoboda asked if we are having the plans reviewed before the extension is approved.
- ◆ Brandon Swoboda asked with all the development going on around that is being required to do Curb & Gutter with the Code changes, can we now ask Ambe Estates to do this as well.
 - Dianne mentioned that Curb & Gutter was not required north of Brookside because drainage would get worse per previous Public Works Director.
 - There's Curb & Gutter in the interior of the Subdivision.
 - If Curb & Gutter were added in the future it would be put in by either:
 - By the City of Centerton or.
 - If someone else buys out the subdivisions and in a bigger subdivision.
 - Kayla Explains what half street improvements are Per Code:
 - The first developer paves the road.
 - The second developer that comes in and develops the Curb, Gutter, and Drainage.

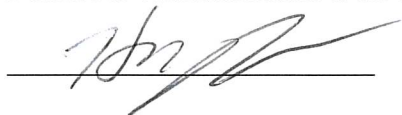
With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to Table SUB21-19 AMBE ESTATES- REQUEST FOR 1 YEAR EXTENSION UNTIL THE NEXT PLAANNING COMMISSION MEETING with a second from Devin Murphy. No members were opposed, and the motion was carried.

D. ANNOUNCEMENTS

- Next Council Meeting: 3/12/20234 @ 6:00 PM
- Next PC Meeting: 3/19/2024 @ 6:00 PM
- Next Tech Review Meeting: 3/21/24 @ 2:00 PM (Zoom)

E. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 6:33 PM, with a 2nd from Tony Davis. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth- Planning Chair
Centerton Planning Commission

Minutes Prepared By: Samantha Hartman