



**PLANNING COMMISSION
MINUTES OF MEETING
SEPTEMBER 7, 2021**

(1) CALL TO ORDER –

The Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:02 p.m.

(2) ROLL CALL –

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Jerry Harris, John Sessoms, Tony Davis, Amber Beale, Ben Lewis, and Craig Langford. Others in attendance for the City were Mayor Bill Edwards, City Clerk/Recorder Todd Wright, City Attorney Brian Rabal, Planning Director Lorene Burns, Senior Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, City Planner Renee Biby, Director of Public Works Rick Hudson, Fire Marshal Paul Higginbotham and City Engineer John Wary.

(3) APPROVAL OF MINUTES -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 8/17/2021.

Jerry Harris made a motion to Approve the Meeting Minutes from 8/17/2021, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

(4) RATIFICATION OF ADMINISTRATIVE APPROVALS –

A. HOP21-29: Margie & Ethel LLC – 541 Joshua Pass, R2, Hobby Craft Business

- B. HOP21-30: NWA Green Clean** – 352 Fair Street, R3, Residential House Cleaning Services
- C. HOP21-31: New Trails Tech** – 3351 Oak Tree, R2, Technology Consulting Service
- D. HOP21-32: Mekkes Ready Meals To-Go** – 903 Maple Street, R2, Hot Meals to-go Delivery
- E. TS21-14: Morales** – 14475 Bethlehem Road (County / 2 Acres + 3.62 Acres Combination to 5.62 Acres)

Amber Beale 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 - None

(6) NEW BUSINESS -

- A. VAC2-06: 1415 Le Chesnay, Lot 22, Versailles, Owner: Burns – Vacate 12’ of 25’ Rear Utility Easement for In-Ground Pool –**

Chairman Seyfarth introduced the item to the Commission.

Patrick Burns, the applicant, addressed the Commission, stating that they are requesting a vacation of a portion of their rear Utility Easement, to be able to install an in-ground pool. He said their house is located in a valley area, creating a unique situation, and they have spoken to the Versailles POA and received their approval.

City Planner Donna Wonsower addressed the Commission, stating that the Easement Vacation request is for 12’ of the 25’ Rear Utility Easement. She said all of the Building Setbacks in this subdivision were platted as Drainage and Utility Easements. She said we have received several notices from the Utilities, stating that they have no issues with this request. She said we are still missing three (3) Utility responses. She said we have received comments from a couple of the adjacent property owners, stating that they have no issues with the request. She said we received an e-mail from the Versailles POA, stating that they have no issue with the request. She said we have not received any indication from any of the Utilities that there are any lines in this requested area. She said this would be an unusual area for any Utilities to be located, due to the location of the lot. She said the Plat and the Ordinance would be recorded at the same time. She said Staff considers the request to be consistent with our Codes, and there would still be sufficient space for any future Utility locations.

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 VAC21-06: 1415 Le Chesnay, Lot 22, Versailles, Owner: Burns – Vacate 12’ of 25’ Rear Utility Easement for In-Ground Pool, Contingent upon any Outstanding Utility Approvals, with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.

B. DEV21-12: Jiffy Lube – Preliminary LSD – 1812 E. Centerton Blvd. (C2 / .94 Acres) –

Chairman Jeff Seyfarth introduced the item to the Commission.

Joey Ingle recused himself from this item.

Senior Planner Dianne Morrison Lloyd addressed the Commission, stating that the applicant is proposing a Jiffy Lube business development on the west side of the shared-access drive, across from the proposed Diamond Wash Car Wash on E. Centerton Blvd. She said the property is .94 Acres and is currently zoned C-2. She said it is located in the Bentonville Utilities service area, and there will be a joint pre-con meeting with both Centerton and Bentonville. She said the proposed use is permitted in the C-2 Zoning District. She said the Setbacks are 50’ from ROW. She said they dedicated additional ROW with the shared-access drive. She said there will be a detention pond at the back of this tract. She said there are no improvements being proposed to Hwy 102. She said the ROW was already in existence. She said the shared-access drive is currently being constructed and that will be the only access to the Jiffy Lube. She said there is no known Floodplain located on this property, however there may be a potential riverine in the area. She said nothing was found during construction of the shared-access drive. She said Parking Requirements are being met. She said they have also provided a Landscape Plan and Site Lighting Plan. She detailed the proposed landscaping. She said there is an issue with an existing Force-Main on the west side of the property, which was found by the City of Bentonville. She said the City of Bentonville Water and Sewer are requesting a 20’ UE and have asked that PC not approve this request until the issue with the Force-Main UE has been resolved.

Travis Alley with CEI addressed the Commission, addressing the question of the Force-Main. He said it was discovered very recently, and the City of Bentonville was not aware of it actually being theirs. He said they have located the line but can’t find any record of a 20’ UE ever existing in this location. He said it is not in use at this time, but Bentonville does see a need for it in the future. He said they are in discussions with the City of Bentonville, to come up with a resolution. He said his client is eager to come to a resolution and to begin development.

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

Seyfarth said it appears our options are to either Table the request or approve it with contingency. There was discussion. Morrison Lloyd said the City of Bentonville asked that we not approve it at this time. City Attorney Brian Rabal said he was not in favor of approval with a contingency.

Craig Langford made a motion to Table DEV21-12: Jiffy Lube – Preliminary LSD – 1812 E. Centerton Blvd. (C2 / .94 Acres), with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

C. SUB21-02: Edgewood Estates – South Side of Bush/Edgewood Roads (86 SF Lots / 25.7 Acres / Zoned R3-SF) –

- **Preliminary Plat & Plans**
- **Adjacent Road Improvements**

Chairman Jeff Seyfarth introduced the item to the Commission.

Joey Ingle rejoined the Commission.

Jerry Harris recused himself from this item.

Adam Scroggins with Expedia Civil Engineering addressed the Commission, giving a brief description of the request.

Senior Planner Dianne Morrison Lloyd addressed the Commission, giving a brief overview. She said the property is bordered by Bush Road to the north and Edgewood Road to the south. She said the Prairie Brook and Silver Leaf Subdivisions are both adjacent to the north, with the Shirley Estates Subdivision adjacent to the south. She said they are proposing one access onto Bush Road and are dedicating 40' of ROW. She said the 25' ROW on Edgewood Road was already dedicated in 2016, and they are proposing two (2) access points onto it. She detailed the proposed lot sizes and density. She said they will be connecting to Water & Sewer on both Bush Road and Edgewood Road. She said there does not appear to be any Flood Plain on the property, however there is a pond on the property, requiring that a Wetlands Assessment be conducted prior to any construction. She said the developer provided a new Adjacent Street Agreement, where they are proposing to complete half-street improvements along their property on Edgewood Road, with 13' of pavement, ditches, culverts and no sidewalks. She said the developer of Shirley Estates will complete the south half of that portion, along their property line. She said the Developer of Edgewood Estates is also proposing to complete a full 26' of paved roadway, with 2' gravel shoulders, with drainage ditches and no sidewalk, west to Tycoon Road. She said the developer is requesting assistance from the

City of Centerton to obtain ROW to the west, in locations where there is not currently sufficient ROW.

Director of Public Works Rick Hudson said that they are only doing 24' of paved roadway, not 26'. He said there was an error in the paperwork. He said the city has prepared the subgrade on this road and it will only support 24'. He said ROW will be difficult to get in this area, as property owners have developed and planted trees into this space. He said there is a 50' "prescriptive" ROW in this area, which is generally not being recognized by the property owners. He detailed the work that the city has already done to prepare the subgrade and drainage. He said the developer is building this 24' section of road, over and above what is required of them for developing their subdivision. He said this agreement was made before Shirley Estates came along.

There was lengthy discussion between Lorene Burns, Rick Hudson, Adam Scroggins, John Wary and PC, concerning the updated Plans and Agreement from the developer stating 26' and Hudson saying it should actually be 24'. Chairman Seyfarth was concerned about connectivity and safety on a narrower road, with no sidewalks, considering the development going on in this area.

PC agreed that the request tonight is to approve the Adjacent Street Improvement Agreement and the Plans, which both state 26'. There was continued discussion.

Chairman Seyfarth said he feels there are still several outstanding questions that need to be answered. Dianne Morrison Lloyd said we have previously approved Plans and then allowed developers to come back with an Adjacent Street Improvement Agreement. Seyfarth said we don't currently have Plans or an Agreement to support the 24' roadway.

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 SUB21:02: Edgewood Estates – South Side of Bush/Edgewood Roads (86 SF Lots / 25.7 Acres / Zoned R3-SF) Plat and Plans portion, Contingent upon Outstanding Staff Comments and the Totality of All Components of Outstanding Street Agreements be brought back to the commission for approval, with a 2nd from Tony Davis. All Commission Members voted in favor and the motion carried.

(7) OTHER BUSINESS – None

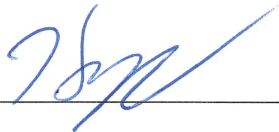
(8) PUBLIC COMMENTS – None

(9) ANNOUNCEMENTS -

- 8/29/2021-9/20/2021 - ArDOT Meeting on Western North-South Connector
- 9/11/2021 - Centerton Day
- 9/16/2021 - City Council Meeting @ 6:00 PM
- 9/21/2021 - Planning Commission Meeting @ 6:00 PM (PH for Zoning Code Amendments Phase 2)
- 9/30/2021 – Tech Review Meeting @ 2:00 PM
- 10/05/2021 - Planning Commission Meeting @ 6:00 PM
- 10/12/2021 - City Council Meeting @ 6:00 PM
- 10/19/2021 - Planning Commission Meeting @ 6:00 PM

(10) ADJOURN -

Tony Davis made a motion to adjourn the meeting at 7:01 pm, with a 2nd from Devin Murphy. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright