



**CENTERTON PLANNING COMMISSION**  
**January 4, 2021 @ 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 – 12/21/2021
- 4. RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **TS21-24 Wagner Family Trust-PLA-** 14001 Shady Acres Rd (County); Tract A 25.18 Ac / Tract B 14.82 Ac)
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
  - A. **SUB20-07 Valley Oaks FINAL PLAT** - West of Gamble Rd. – South of Zachery St (Zoned R3-D / 7.04 Ac / 19 Lots / 38 Units / 1 Detention Lot); *Developer: Fenwick Properties, Brandon Woodrome: Brixey Eng, Ron Brixey*
    - Final Plat Approval
    - Bonds
    - Covenants
  - B. **SUB20-17 Bequette Farms Ph2 FINAL PLAT-** Hwy 72 W (Zoned R2 / 27.88 Ac / 73 SF Lots)-  
*Developer: Anderson Custom Homes, LLC, Skip Anderson; Engr: Sand Creek, Tim Sorey*
    - Final Plat Approval
    - Bonds
    - Covenants
- 7. OTHER BUSINESS**
  - A. **SUB21-16 The Pines Ph 4-7-DISCUSSION-** 11501 Walters Rd (161.99 Ac / Zoned R3-SF / 272 SF Lots)
    - Collector Streets Discussion-No action
- 8. ANNOUNCEMENTS**
  - A. **Next Tech Review Meeting: 02/03/2022 @ 2:00 PM (Zoom)**
  - B. **Next PC Meeting: 1/18/2022 @ 6:00 PM**
  - C. **Next Council Meeting: 1/11/2022 @ 6:00 PM**
- 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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  
JANUARY 4, 2022**

**(1) CALL TO ORDER –**

The Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:17 p.m.

**(2) ROLL CALL –**

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Amber Beale, John Sessoms, Jerry Harris, Tony Davis, and Devin Murphy. Others in attendance for the city were Planning Dept Assistant/Recorder Laura Crite, City Attorney Brian Rabal, Planning Director Lorene Burns, Senior Planner Dianne Morrison Lloyd, City Planner Donna Wonsower, City Planner Erik Nystrom, Director of Public Works Lance Johnson, Fire Marshal Paul Higginbotham and City Engineer John Wary. Craig Langford and Ben Lewis were absent.

**(3) APPROVAL OF MINUTES -**

Chairman Jeff Seyfarth said the Minutes of the Planning Commission Meeting from 12/21/2021.

**Joey Ingle made a motion to Approve the Planning Commission Meeting Minutes from 12/21/2021, with a 2<sup>nd</sup> from Ben Lewis. All Commission Members voted in favor and the motion carried.**

**(4) RATIFICATION OF ADMINISTRATIVE APPROVALS –**

**A. TS21-24 Wagner Family Trust-PLA- 14001 Shady Acres Rd (County); Tract A 25.18 Ac / Tract B 14.82 Ac)**

**Tony Davis made a motion to Ratify the Administrative Approvals as presented, with a 2<sup>nd</sup> from Ben Lewis. All Commission Members voted in favor and the motion carried.**

**(5) OLD BUSINESS –**

There was no old business to discuss.

**(6) NEW BUSINESS -**

**A. SUB20-07 Valley Oaks FINAL PLAT - West of Gamble Rd. – South of Zachery St (Zoned R3-D / 7.04 Ac / 19 Lots / 38 Units / 1 Detention Lot); *Developer: Fenwick Properties, Brandon Woodrome: Brixey Eng, Ron Brixey***

- Final Plat Approval
- Bonds
- Covenants

Chairman Jeff Seyfarth introduced the item to the Commission.

Brandon Woodrome with Fenwick Properties addressed the Commission, giving a brief review of the request. He said work was completed and that they are working to address comments from Planning, which are mostly clerical.

City Planner Donna Wonsower addressed the Commission, giving a brief description of the request. She read from the PC Report citing the following:

- Covenants have been reviewed and accepted by staff and city attorney.
  - While recommended for approval, the City Attorney noted some errors and found minor changes that should be corrected prior to recording.
- **Bonds:** The Streets & Drainage, Water, and Sewer bond amounts have been approved. Original bonds are required prior to Council acceptance.
  - Streets & Drainage (100% for 2 years): \$399,503.14
  - Water (50% for 1 year): \$124,198.75 (\$62,099.38)
  - Sewer (50% for 1 year): \$84,621.70 (\$41,310.85)
- **Fee in Lieu:** A Fee-in-lieu payment of \$39,029.92 is required prior to City Council acceptance. Staff has **not yet received** this payment. In addition, there

are two (2) Engineering Review invoices outstanding.

- **Adjacent Street Improvements.** Agreement was provided with the preliminary plat hand has been approved by staff and Planning Commission is covered by the Fee in Lieu and construction of improvements

Donna said that staff recommends approval however the fee in lieu and all outstanding invoices must be paid prior to City Council Meeting.

**Amber Beale made a motion to Approve, with satisfaction of all outstanding amounts due. SUB20-07: Valley Oaks – West Side of Gamble Road, North of Tyler Street with a 2<sup>nd</sup> from Jerry Harris. There was a Roll Call. All Commission Members voted in favor, and the motion carried.**

#### **B. SUB20-17 Bequette Farms, Ph2 – Hwy 72 West in Centerton**

Chairman Jeff Seyfarth introduced the item to the Commission.

Anthony Guerra of Anderson Custom Homes presented a brief overview of the request, stating that the Punch List was complete and there are only a few comments left that they are working on.

City Planner Donna Wonsower addressed the Commission, giving a brief description of the request. She read from the PC Report citing the following:

- The applicant has submitted final plat and plans for Phase 2 of Bequette Farms, which includes 72 total lots (72 buildable and 2 non-buildable detention lots) on 26.79 acres in R-2, Medium Density Residential.
- The application was submitted on 9/8/2020, prior to the adoption of the 2040 Comprehensive Master Plan at the 10/27/20 City Council Meeting. As such, requirements are based on the 2009 Comprehensive Plan.
- Covenants have been reviewed and accepted by staff and City Attorney and are to be recorded with the Final Plat.
- **Bonds** - The Streets, Drainage, Water, and Sewer bond amounts have been approved. Original Bonds are required prior to Council acceptance.
  - Streets (100% for 2 years): \$393,904.42
  - Drainage (100% for 2 years): \$337,378.73
  - Water & Sewer (50% for 1 year): \$554,800.56 (\$277,400.28)
- **Adjacent Street Improvements:** An additional 10' of ROW is being dedicated along Hwy 72, and a driveway connection is being made to Hwy 72 with a culvert and drainage improvements
- **Future Street Connections:** Shepard Lane will run south and stub to the edge of the property for an eventual connection to Lexington subdivision.

- **Outstanding Site Items:**
  - **Compaction Tests:** Lots 74-78 and 94 & 95 failed compaction testing and must provide passing tests.
- **Final Plat Remaining Comments:** Remaining comments are generally minor in nature and involve mostly plan clarifications and labeling.
- **Record Drawings Remaining Comments:** Remaining comments on the record drawings primarily focus on updating the plans to reflect the as-built drainage information.
  - **Drainage Report:** PH2 drainage report has been submitted and is being reviewed by the city. The stormwater system connects into the previously constructed phases, including the retention pond along the west side of the property, constructed with PH1.
    - The drainage report has not yet been approved by staff.
    - John Wary, City Engineer stated that he is comfortable with the drainage report if comments are addressed.

Donna Wonsower stated that based on the information available, staff finds the plat to be generally in conformance with Centerton Municipal Code.

**Jerry Harris made a motion to Approve SUB20-17: Bequette Farms Ph2 FINAL PLAT – Off Hwy 72 West in Centerton as long as all staff comments are addressed and outstanding balances paid, with a 2<sup>nd</sup> from Craig Langford. There was a Roll Call. All Commission Members voted in favor and the motion carried.**

**(7) OTHER BUSINESS –**

- A) **SUB21-16 The Pines Ph 4-7 DISCUSSION – 11501 Walters Rd 161.99 Ac / Zoned R3 SF / 272 SF Lots)**
- a. **Collector Streets Discussion – No Action**

Molly Robb, Anderson Engineering was present and participated in the discussion.

Dianne Morrison Lloyd started off the discussion by giving a brief overview and stating that this was still preliminary and there has only been one review with Staff and the Developer. The purpose of the presentation is to discuss collectors with two (2) running through the property.

There was a rich discussion with comments from PC Members, Lance Johnson, Public Works, Dianne Morris Lloyd, Sr. Planner and Molly Robb, Anderson Engineering. Topics of discussions included but were not limited to:

- Topographic challenges along western property boundaries
- ROW dedication requirements
- Northern collector running along north property line versus meandering through neighborhood
- Intersection of two collector roads
- Timeline of development to the north and potential for connection
- Traffic calming measures

No final recommendations were made. No action taken.

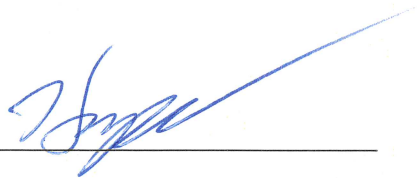
**(9) ANNOUNCEMENTS -**

- **1/13/2022 – Tech Review Meeting @ 2:00 PM**
- **1/11/2022 – City Council Meeting @ 6:00 PM**
- **1/18/2022 - Planning Commission Meeting @ 6:00 PM**

Jeff Seyfarth asked everyone to be sure and let staff know if you are not able to attend a meeting.

**(10) ADJOURN -**

**Jerry Harris made a motion to adjourn the meeting at 7:21 pm, with a 2<sup>nd</sup> from Amber Beale. All Commission members voted in favor and the motion carried.**



**Jeff Seyfarth – Chairman  
Centerton Planning Commission**

Minutes prepared by:  
Laura Crite