



**CENTERTON PLANNING COMMISSION**  
**JANUARY 03, 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 – 12/06/2022
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **MSI22-01 BWHS EAST PARKING LOT- Adding 140 Parking Spaces-** 1351 Gamble Rd (Zoned A-1/ 91.43 AC) *Applicant: Bentonville School District; Engineer: HALFF Associates, John Wary (Planner: DWonsower)*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
  - A. **{PUBLIC HEARING} CU22-13 MICHAUD- Temporary RV Residency-** 13225 W Tycoon Rd (Zoned A-1/ 10 AC) *Applicant: Gary Stringer; Owner: Raymond Michaud (Planner: DMorrisonLloyd)*
  - B. **{PUBLIC HEARING} REZ22-32 Skylight Properties- From A-1 To C-2-** 301 Greenhouse Rd-(5.00 Ac) *Owner: Skylight Properties, Bapuji Vakkalagadda; Engr: HALFF Associates, Joanne Johnson (Planner: DWonsower)*
  - C. **{PUBLIC HEARING} REZ22-30 KUM & GO -From R-2 To C-3-** SW Corner of Main St & Seba (6.32 Ac) *Owner: Tony Steele; Engr: Ozark Civil Engineering; Michael Clotfelter (Planner: DWonsower)*
  - D. **{PUBLIC HEARING} CU22-11 KUM & GO -Fuel Station & Convenience Store-** SW Corner of Main St & Seba (Proposed rezone from R-2 to C-2/ 6.32 Ac) *Owner: Tony Steele; Engr: Ozark Civil Engineering; Michael Clotfelter (Planner: DWonsower)*
  - E. **{PUBLIC HEARING} PUD22-06 WOMACK- Mixed Use-** Womack Rd (Zoned C-2/ 9.158 Ac/ 300 Dwelling Units) *Owner: Moreman Revocable Trust; Applicant: Modus Studio, Chris Baribeau; Developer: KEP, Greg Kalikow (Planner: DMorrisonLloyd)*
7. **OTHER BUSINESS**
  - A. **Amendments to Drainage Manual – Alan Craighead, City Engineer**
  - B. **Statement of Financial Interest**
  - C. **Direct Deposit Discussion**
8. **ANNOUNCEMENTS**
  - A. **Next Council Meeting: 01/10/2023 @ 6:00 PM**
  - B. **Next PC Meeting: 01/17/2023 @ 6:00 PM**
  - C. **Work Session – Council/Planning Dept/Planning Commission: 01/24/2023 @ 6 PM**
  - D. **Next Tech Review Meeting: 01/26/2023 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.