



## CENTERTON PLANNING COMMISSION

March 07, 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 – 02/21/2023
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **TS23-01 HICKS-14355** Shipe Rd (County/ Parent Tract: 11.50 Ac/ Tract 1: 5.75 AC/ Tract 2: 2.87 AC/ Tract 3: 2.87 AC) *Applicant: Seth Stites; Surveyor: Blew Inc, Bill Gagner; Property Owner: Geoffrey Hicks; Rep: Blew Inc, Sydnee Shockley (Planner: ENystrom)*
  - B. **TS23-02 HARPS-** 1250 W Centerton Blvd (Zoned A-1/ Parent Tract: 8.30 AC/ Tract 1: 4.68 Ac/ Tract 2: 2.52 AC/ Tract 3: 1.11 AC) *Applicant: Harp's Food Stores; Engineer: Engineering Services, Brandon Rush (Planner: DMorrisonLloyd)*
  - C. **HOP23-02 NWA CLEANING- Cleaning Services-** 1308 Sweetbriar Cir (Zoned R-2/ Tamarron) *Applicant: Samun Yang (Planner: KKnight)*
  - D. **HOP23-06- LAW OFFICE OF PHILLIP A PESEK, PLLC- Office/ Administrative Use Only-** 1442 Le Chesnay Dr (Zoned R-1/ Versailles Subdivision) *Applicant: Phillip Pesek (Planner: KKnight)*
  - E. **HOP23-07- CHEVELLY DESIGNS LLC- Online Sales for Graphic Design-** 14042 LC Hickman Rd (Zoned R-1) *Applicant: Shelly Gaydusek (Planner: KKnight)*
5. **OLD BUSINESS**
  - A. **SUB22-06 HUBER PLACE-Adjacent Street Agreement-**8801 N Tycoon Rd (Zoned R3-SF & C-2 / 107.6 Ac / 362 single-family lots) *Owner: Dzurik Properties, Inc, Robert Dzurik; Engr: Halff Associates, John Wary (Planner: ENystrom)*
6. **NEW BUSINESS**
  - A. **DEV22-05 WILLOW CROSSING LOT 2D -Preliminary Plans-**NW/C of Marigold and Cedar St- (Zoned R4-MF / 7.38 Ac / 132 MF Dwelling Units) *Owner: JTB Real Estate, Brandon Woodrome; Engr: Brixey Engineering and Land Surveying, Chad Brixey (Planner: DMorrisonLloyd)*
    - Preliminary Plans
    - Landscaping Plan
    - Lighting Plan
  - B. **PUD20-02 COPPER OAKS COTTAGE HOMES PH 2- Request to Amend PUD-** Lot 116 Copper Oaks Subdivision, 100 Copper Oaks Drive (Zoned R-3/ 0.89 Ac) *Owner: Roth Family Inc, Randy Roth; Engr: Bates & Assoc, Jake Chavis (Planner: ENystrom)*
7. **OTHER BUSINESS**
8. **ANNOUNCEMENTS**
  - A. Next Council Meeting: 03/14/23 @ 6:00 PM
  - B. Next PC Meeting: 03/21/23 @ 6:00 PM
  - C. Next Tech Review Meeting: 03/23/23 @ 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  
March 07, 2023**

**1. CALL TO ORDER**

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:00 p.m.

**2. ROLL CALL**

Those Present and answering Roll Call were, Jeff Seyfarth, Joey Ingle, Devin Murphy, John Sessoms, Tony Davis, and Ben Lewis. Brandon Swoboda and Jerry Harris were absent. Craig Langford was 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 Clerk Todd Wright, Council Member Josie Reed, 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 02/21/2023 Planning Commission Meeting.

**John Sessoms** made a motion to approve the minutes from 02/21/2023 Planning Commission Meeting, with a Second from Ben Lewis. No members were opposed, and the motion carried.

**4. RATIFICATION OF ADMINISTRATIVE APPROVALS**

- A. TS23-01 HICKS-14355** Shipe Rd (County/ Parent Tract: 11.50 Ac/ Tract 1: 5.75 AC/ Tract 2: 2.87 AC/ Tract 3: 2.87 AC) *Applicant: Seth Stites; Surveyor: Blew Inc, Bill Gagner; Property Owner: Geoffrey Hicks; Rep: Blew Inc, Sydnee Shockley (Planner: ENystrom)*
- B. TS23-02 HARPS-** 1250 W Centerton Blvd (Zoned A-1/ Parent Tract: 8.30 AC/ Tract 1: 4.68 Ac/ Tract 2: 2.52 AC/ Tract 3: 1.11 AC) *Applicant: Harp's Food Stores; Engineer: Engineering Services, Brandon Rush (Planner: DMorrisonLloyd)*
- C. HOP23-02 NWA CLEANING- Cleaning Services-** 1308 Sweetbriar Cir (Zoned R-2/ Tamarron) *Applicant: Samun Yang (Planner: KKnight)*
- D. HOP23-06- LAW OFFICE OF PHILLIP A PESEK, PLLC- Office/ Administrative Use Only-** 1442 Le Chesnay Dr (Zoned R-1/ Versailles Subdivision) *Applicant: Phillip Pesek (Planner: KKnight)*
- E. HOP23-07- CHEVELLY DESIGNS LLC- Online Sales for Graphic Design-** 14042 LC Hickman Rd (Zoned R-1) *Applicant: Shelly Gaydusek (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**

**A. SUB22-06 HUBER PLACE -Adjacent Street Agreement** - 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)*

- John Wary with HALFF Associates was present and explained to the commission that the adjacent street agreement was previously tabled. The developer and engineer had a meeting with city staff, in which it was proposed to have 6ft of sidewalk and 4 ft greenspace along the southside of Huber and along Tycoon Rd and a 5 ft sidewalk on the north side of Huber.
- Erik Nystrom gave the staff report. He gave an overview of the general timeline that caused the confusion, clarifying that the previous adjacent street agreement was never approved by the Planning Commission, but ended up being back dated and signed as if it had been approved in June of 2022. Staff proposes that the Planning Commission accept a 6ft of sidewalk and 4 ft greenspace along the southside of Huber and along Tycoon Rd and a 5 ft sidewalk on the north side of Huber.
- There was no additional comment or questions from any of the Planning Commission.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve SUB22-06 Huber Place Adjacent Street Agreement with a 2<sup>nd</sup> from Devin Murphy. No Commissioners were opposed, and the motion carried.**

## **6. NEW BUSINESS**

**A. DEV22-05 WILLOW CROSSING LOT 2D -Preliminary Plans-NW/C** of Marigold and Cedar St- (Zoned R4-MF / 7.38 Ac / 132 MF Dwelling Units) *Owner: JTB Real Estate, Brandon Woodrome; Engr: Brixey Engineering and Land Surveying, Chad Brixey (Planner: DMorrisonLloyd)*

- **Preliminary Plans**
- **Landscaping Plan**
- **Lighting Plan**
- No representative was present when the item was introduced.
- Dianne Morrison Lloyd gave the staff report. The project proposes a 132-unit apartment complex. It is Lot 2D-1 of Willow Crossing Ph 2 and was previously tabled at the 12/06/2022 PC Meeting. The buildings are three story in the middle with variation to 2 story. ROW has already been dedicated on both Marigold and Cedar, so the developers will only be constructing sidewalks on both streets. The plans propose only one access off Cedar; however, staff is requesting the developer turn the required fire access on Marigold to paved public access. The buildings will be sprinkled per fire code.
- The Planning Commission voiced concern regarding only having one access. Fire Marshal Paul Higginbotham explained that during initial review he thought there was

a second access, and when it was realized there was only one, he was able to ask for fire emergency access. He would prefer to see a second public access as well.

- Isabel Lane with Fenwick Properties arrived at the meeting, and explained the developer does not want to build the second access due to cost. The Planning Commission insisted on the second access, and Isabel agreed it will be built.
- Staff notified the Planning Commission of a 100-ft electrical easement on the property. The project will require written permission from AEP SWEPCO for anything constructed in the easement.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Ben Lewis motioned to approve DEV22-05 Willow Crossing Lot 2D-1 Preliminary Plat and Adjacent Street agreement, contingent on AEP SWEPCO approval and the addition of the second drive with a 2<sup>nd</sup> from Joey Ingle. No Commissioners were opposed, and the motion carried.**

**B. PUD20-02 COPPER OAKS COTTAGE HOMES PH 2- Request to Amend PUD- Lot 116 Copper Oaks Subdivision, 100 Copper Oaks Drive (Zoned R-3/ 0.89 Ac) Owner: Roth Family Inc, Randy Roth; Engr: Bates & Assoc, Jake Chavis (Planner: ENystrom)**

- Jeff Roth was present to give an overview. He explained they would like to request 2-story houses instead of the originally proposed 1-story houses. There is no additional change to the building footprint. The use may include short-term rentals.
- Staff was not aware this development will be used for short-term rental. If the homes will be used as short-term rentals, a Conditional Use permit will be required pending Arkansas legislation on short-term rentals.
- Brandon Swoboda asked if the PUD requirements change because of the amendment request. Jeff Seyfarth explained that the only change is the houses will be 2-story instead of 1-story, so the improvements do not change.
- Brandon Swoboda asked if there were fire hydrants and met fire code, in which Paul Higginbotham stated it does meet fire code.
- There was discussion regarding parking and whether the houses will have garages. Based on the elevations given, the homes will now have garages.

**With no other questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve PUD20-02 Copper Oaks Cottage Homes PUD Amendment with a 2<sup>nd</sup> from Joey Ingle. No Commissioners were opposed, and the motion carried.**

**7. OTHER BUSINESS**

- A. Lorene let the Planning Commission know that the administratively approved tract combination for Harps will go to City Council for approval because the project is dedicating ROW.
- B. Mayor Bill Edwards thanked the Planning Commission for attending the previous work session on 02/22/2023 and announced another work sessions will be held with City Council. It will be held on 03/28/23 at 6 PM and will be discussing the comprehensive plan. Commissioners are not required to be present, but its recommended.

**8. ANNOUNCEMENTS**

- A.) Next PC Meeting: 03/21/2023 @ 6:00 PM
- B.) Next Council Meeting: 03/14/2023 @ 6:00 PM
- C.) Next Tech Review Meeting: 03/23/2023 @ 2:00 PM (Zoom)

**9. ADJOURN**

**Devin Murphy made a motion to adjourn the meeting at 6:37 pm, with a 2<sup>nd</sup> from John Sessoms. No commissioners were opposed, and the meeting was adjourned.**

A handwritten signature in black ink, appearing to read "Jeff Seyfarth", is written over a horizontal line.

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

**Minutes Prepared By: Kayla Knight**