



**CENTERTON PLANNING COMMISSION**  
**NOVEMBER 7, 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 – 10/17/2023
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **HOP23-31 DATUM AI LABS US, LLC- Online Software Consulting** - 751 Dixon St.; Willow Ridge (Zoned R3-SF) *Applicant: Gopi Kuppaiyandi (Planner: SHartman)*
  - B. **TS23-16 KUHLMAN** – 10049 Noah Rd. (Zoned A-1/ Parent Tract: 24.10 Ac/ Tract 1: 4.51/ Tract 2: 19.58 Ac) Applicant/ Surveyor: *Robert J. Caster; Owner: Jeffrey & Lynette Kuhlman (Planner: ENystrom)*
5. **OLD BUSINESS**
  - A. **MSI23-03 ROLANDOS FOOD TRUCK COURT- Additional Storage for Food Trucks-** 700 W Centerton Blvd (Zoned C-2/ 1 Ac) *Owner: Rolando Enriquez Engr: Odyssey Engineering, Molly Robb (Planner: DMorrisonLloyd)*
  - B. **SUB22-12 KINYON PLACE- Not following the Tree Preservation Plan- Approved on September 19, 2023;** NW/C Kinyon & Keller Rd; Zoned R3-SF; 40 Ac /151 SF; *Owner: Paul Pinkley; Engr: ECE, Jason Ingalls (Planner: DMorrisonLloyd)*
6. **NEW BUSINESS**
  - ORD** A. **{PUBLIC HEARING} REZ23-09 RIVERA – From A-1 to R3-SF –** 8544-8525 Bates Ln. (3.33 Ac) *Owner: Eduardo Rivera; Engr/Repr: Gavin Smith Engineering, Jason Young; (Planner: ENystrom)*
  - ORD** B. **VAC23-04 D3 BUILDERS - Request to vacate 10 ft of side yard UE/DE –** 1400 Le Chesnay Dr.- (Zoned R1/Lot 27/ Versailles) *Owner: D3 Builders, LLC (Planner: KKnight)*
  - C. **DEV22-01 POMEROY PLACE APT EXPANSION- Request for 6-month extension of preliminary approval expired on 10/4/2023 to 4/4/2024;** 589 N. Main Street; Zoned R4-MF; .55 Ac; *Applicant: Blew & Associates (Planner: ENystrom)*
  - D. **DEV22-07 SPLASH CARWASH – Request 8-month extension of preliminary approval to expire on 11/15/2023 to 07/15/2024 -** 250 East Centerton Blvd. (Zoned C-1/ 1.59 Ac) *Engr: Phillip Lewis Engr; Owner: Splash Centerton LLC (Planner: ENystrom)*
  - E. **PUB23-03 ELEVATED WATER TOWER - Preliminary Plans –** 14231 AR HWY 102 (Zoned A-1, 3.5 Ac) *Owner: City of Centerton; Engr: Engineering Services, Inc., Jeffrey Dehnhardt (Planner: DMorrisonLloyd)*
7. **OTHER BUSINESS**
  - A. **Approval of the 2024 Submittal & Meeting Calendar**

**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.

**8. ANNOUNCEMENTS**

- A. APAC Training Course 6: Advance Planning Tools – Wed, 11/8/2023 @ 6:00-9:00 pm (Webinar)
- B. Next Council Meeting: 11/14/2023 @ 6:00 PM
- C. Next PC Meeting: 11/21/2023 @ 6:00 PM
- D. Next Tech Review Meeting: 11/16/2023 @ 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.