



**CENTERTON PLANNING COMMISSION**  
**March 19, 2024 @ 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 – 03/05/2024

**4. RATIFICATION OF ADMINISTRATIVE APPROVALS**

- A. **HOP24-33 PAWFECT CUTS MOBILE- Mobile Dog Grooming-** 1510 Ari Ave.; Timber Ridge PH 2  
(Zoned R3-SF) *Applicant: Tessa Miller (Planner: SHartman)*

- The applicant will only be using the home for storage of items such as shampoo, bows, and bandanas.

**5. OLD BUSINESS**

- A. **SUB21-19 AMBE ESTATES- Exp. 3/21/2024- Request for 6 months extension-** 8660 N. Rainbow Farm Road; Zoned R3-D; 7.89 Ac; *Applicant: Larry Grelle, Morrison-Shiple/ Halff; Engr: Morrison-Shiple Halff, Patrick Foy (Planner: ENystrom)*

- **New Adjacent Street Requirements & Agreement to add curb & gutter**
- **Drainage changes**
- **Water/Sewer updates**

**6. NEW BUSINESS**

**ORD**

- A. **{PUBLIC HEARING} REZ23-10 MODLUXE, LLC - Rezone From A-1 to R3-MF –** 578 Womack Rd; (4.85 Ac) *Owner: Modlux, LLC; Engr/ Repr: Civil Engineering, Inc., Ron Homeyer (Planner: KKnight)*
- B. **{PUBLIC HEARING} PUD23-04 MODLUXE TOWNHOMES-** Proposed Townhomes- 578 Womack Rd (Zoned A-1 / 4.85 Ac/ 54 Dwelling Units) *Owner: Modlux, LLC; Engr/Repr: Civil Engineering, Inc., Ron Homeyer (Planner: KKnight)*
- C. **SUB22-15 THE PINES 5-7- Request for 6-month extension-** 11501 Walters Rd.; Zoned R3-SF; 142 Ac; *Applicant: Schuber Mitchell Homes; Engr: Anderson Engineering (Planner: DMorrisonLloyd)*

**7. OTHER BUSINESS**

- A.

**8. ANNOUNCEMENTS**

- A. **Next Council Meeting: 04/09/2024 @ 6:00 PM**
- B. **Next PC Meeting: 04/02/2024 @ 6:00 PM**
- C. **Next Tech Review Meeting: 3/21/2024 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.