

**Planning Commission
Minutes
August 14, 2012**

The City of Sherwood Planning Commission met for their regular scheduled meeting on August 14, 2012 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present

Lucien Gillham – Chairman
Scott Miller
Forrest Penny
Andrew Phillips
Albert Harris

Staff Present

Ellen Norvell – City Engineer
Steve Cobb – City Attorney
Ashley Taylor – Secretary

Chairman Gillham called the meeting to order.

Commissioner Penny made a motion to approve the minutes of the special called meeting on June 19, 2012. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve minutes.

Commissioner Penny made a motion to approve the minutes of the regular meeting on July 10, 2012. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the minutes.

A Preliminary Plat for Lot 1 Phase 1 Homebank Commercial

Subdivision. ATOKA, Inc., Agent. Jason Temple was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said all of the comments on her original review have been addressed except she still has some concerns about the existing access road. She said it is a private access drive right now. She said the pavement will meet our street standards and is curb and gutter but there is only a 40' right-of-way and it goes right to the edge of the curb and gutter. She said if it does become a city street then the adjoining property setbacks do not meet our requirements. She said she understands that they would like to have a city street going through there

development but those are some of her concerns. Chairman Gillham said he noticed those things as well. City Engineer Norvell said she would rather the access road stay a private drive. She said they have offered to try to get an additional maintenance easement but there is still the issue with the setbacks. She said they would almost need to re-plat that property to get a variance for the setbacks because it doesn't meet our setback requirements. She said there is more to it than just approving the plat. She said they could approve the preliminary plat with the request that they make it a private drive and then at a later date they could come back and dedicate the street at that time. She said her suggestion would be to approve the preliminary plat with a private drive. Mr. Temple said that is an interim solution that they can work with. He said they would definitely try to proceed with making it a city street. He said they have suggested they could give a 5' maintenance easement to give the city some room to work behind the curb. He said the setbacks would still require a variance. City Engineer Norvell asked Mr. Temple if he would rather them table and wait on taking action until that easement is resolved or would they be acceptable to it being a private drive until the they could work out the other issues and bring that back as a separate submittal. Mr. Temple said he would rather move forward and address this as an interim solution to give them time to get everything worked out. He said he would like for it to be a conditional approval that if they obtain the 5' maintenance easement that the city would accept the private drive as a city street. City Engineer Norvell said they would have to look at the setbacks and take that into account. She said she thinks there would definitely have to be a variance. There was no public comment. Commissioner Penny made a motion to approve the Preliminary Plat for Lot 1 Phase 1 Homebank Commercial Subdivision subject to the City Engineer's comments. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A Preliminary Plat for Lot 1 Minton Addition. Marlar Engineering Company, Agent. Mike Marlar and Paul Minton were present to discuss the request. Mr. Marlar said this was for a RV Park next to the RV sales business. Staff Comments: City Engineer, Ellen Norvell said her comments have been addressed. She said one of her comments was that our zoning regulations do not address RV parks or motor home parks. She said this would fall onto the Planning Commissioners to decide whether they feel that this would be a good use for that property or not. She said in our zoning book where we have our uses broken down we use the Standard Industrial Classification manual in which there is a section 70 which covers

campgrounds and RV parks. She said also under that general designation is motels. She said C-4 is our highest zoning classification and a motel would be allowed within that zoning classification but we just don't have any provisions in our schedule of uses. She said it is something that is new to Sherwood. Mr. Minton, who owns the RV sales business which is on the adjacent lot, said he recently purchased the property and their intent it to have a place for people to park there for short-term stays. He said their market would be for one to three nights. He said there would be no long-term use. He said they would have approximately 25 spaces to accommodate people traveling and give them a place to stay. He said they have recently applied for a grant to build a boardwalk, which would go along the watered area and would be a very attractive addition. He said they have other plans to enhance it and have it as a park that would be available to city residents for walking. He said they would have water, electricity and a dump station on site. There was no other public comment. Commissioner Penny made a motion to approve the Preliminary Plat for Lot 1 Minton Addition. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A Zoning Request for 8224 Highway 107 from R-1 to C-3. James Bottin, Owner. Bob Whisnant of ABC Financial was present on behalf of the owner to discuss the request. He said they recently purchased the house that was there and had the house demolished. He said they would like to have use the property for a parking lot for their company. There was no public comment. Commissioner Penny made a motion to approve the zoning request for 8224 Highway 107 from R-1 to C-3. Commissioner Harris seconded the request. The roll call vote was unanimous to approve the rezoning.

There being no further business, Commissioner Harris made a motion to adjourn. Commissioner Penny seconded the motion. The roll call vote was unanimous to adjourn.

ATTEST:

Ashley Taylor, Secretary

Lucien Gillham, Chairman