

**Planning Commission
Minutes
October 9, 2012**

The City of Sherwood Planning Commission met for their regular scheduled meeting on October 9, 2012 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present

Lucien Gillham – Chairman
Forrest Penny
Andrew Phillips
Albert Harris

Members Absent

Scott Miller

Staff Present

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

Chairman Gillham called the meeting to order.

Commissioner Harris made a motion to approve the minutes of the regular meeting on September 11, 2012. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the minutes.

A Preliminary Plat for Lot 51 Hayley Heights Subdivision. Butler Surveying, Agent. Staff Comments: City Engineer, Ellen Norvell said the plat meets the minimum requirements. She said it is just a one-lot subdivision and they were requesting a waiver to half street improvements. She said since it is just a one-lot subdivision, Engineering Staff recommends for approval. City Planner, Dwight Pattison said Planning Staff recommends for approval of the variance of half street improvements on that one lot. Commissioner Penny made a motion to approve the Preliminary Plat for Lot 51 Hayley Heights Subdivision. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A Zoning Request for the SE Corner of E. Maryland and Highway 107 from R-1 to C-3. Clayton Engineering, Agent. Michael Clayton was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said the rezoning does comply with the Land Use Plan. She said Engineering Staff recommends for approval. She said she would like for Mr. Clayton to clarify for the record which area is being rezoned. Mr. Clayton said the legal description should include Lots 1, 2, 3, Block 25, Sylvan Hills Addition and a 2.35 acre meets and bounds description. He said there are several houses that are on this land and one house is currently occupied. He said they would like to ask for permission from the Planning Commission for a 2 period for the occupant to maintain residency in the house. City Planner, Dwight Pattison said the request does conform with the Land Use Plan. He said Planning Staff's major concern is the screening since it does abut residential property. Mr. Clayton said once they get to the Site Plan stage they would likely do a proposal for screening at that time. There was no public comment. Commissioner Harris made a motion to approve the zoning request for the SE Corner of E. Maryland and Highway 107 from R-1 to C-3. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the zoning request. Commissioner Penny made a motion to allow the present occupant of the residence be allowed to reside there for up to 2 years. Commissioner Harris seconded the motion. The roll call vote was unanimous for the 2-year residency.

A Zoning Request for part of Lot 1R Briley Commercial Addition from C-3 to C-4. Pete Nikolakakis, Agent. Pete Nikolakakis was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said the zoning request does comply with the Land Use Plan and Engineering Staff would recommend for approval. City Planner, Dwight Pattison said it does comply with the Land Use Plan however his concern is the parking it would take away from the Gander Mountain. A discussion took place regarding the current owner of the property. Commissioner Penny made a motion to table the request until next month's meeting. Commissioner Harris seconded the motion. The roll call vote was unanimous to table the request.

A Site Plan for Kiehl Avenue Animal Clinic at Lot 6 Longstreth Subdivison. Bond Consulting Engineers, Agent. Tommy Bond was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said all of her comments have been addressed. She said they would

need to discuss the variance to the landscape ordinance. City Planner, Dwight Pattison said Planning Staff recommends for approval. There was no public comment. Commissioner Penny made a motion to approve the Site Plan for Kiehl Avenue Animal Clinic at Lot 6 Longstreth Subdivision. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Site Plan.

A Variance to the required 6' landscape strip at the rear of the property at part of Lot 6 & 7, Block 4 Longstreth Subdivision, which is located in the 3900 Block of E. Kiehl Avenue. Bond Consulting Engineers, Agent. Commissioner Penny made a motion to approve the variance to the landscape ordinance. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the variance to the landscape ordinance.

Under Old Business, Richard Magee with Metroplan gave a brief review of the Comprehensive Development Plan. He said he would submit a draft copy of the Comprehensive Plan for the City to post to its website for review. There were public comments by Mike Berg and Doris Anderson in favor of the Comprehensive Development Plan.

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