

**Planning Commission
Minutes
November 13, 2012**

The City of Sherwood Planning Commission met for their regular scheduled meeting on November 13, 2012 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present

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

Staff Present

Ellen Norvell – City Engineer
Dwight Pattison – City Planner
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 regular meeting on October 9, 2012. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the minutes.

A Preliminary Plat for Trammel Estates. White-Daters & Associates, Agent. Joe White was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said all of Engineering Staff's comments have been addressed and it appears to meet our minimum standards. She said Engineering Staff recommends for approval. City Planner, Dwight Pattison said all of his comments were addressed and Planning Staff recommends for approval. Commissioner Penny made a motion to approve the Preliminary Plat for Trammel Estates. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A Zoning Request for 14307 Highway 107 from C-3 to C-4. Marlar Engineering Company, Agent. Mike Marlar was present to discuss the

request. Staff Comments: City Engineer, Ellen Norvell said typically we were not allowing C-4 in that area but we have approved in the past some C-4 North of the swamp. She said Engineering Staff recommends for approval of Tract 1-A. She said they don't feel it is appropriate to rezone Tract 2. Mike Marlar said his client was okay with that. City Planner, Dwight Pattison said Planning Staff would recommend for approval of the C-4 zoning of Tract 1-A. Lee Reed asked what was being proposed to be built there. Attorney Steve Cobb said we can only determine if the property is suitable for rezoning. He said you cannot hold a person to what they are going to put on the property. Commissioner Harris made a motion to approve the zoning request for 14307 Highway 107 from C-3 to C-4. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the zoning request.

A Zoning Request for part of Lot 1R Briley Commercial Addition from C-3 to C-4. Pete Nikolakakis, Agent. Pete Nikolakakis requested that the zoning request be tabled until the December meeting. Commissioner Penny made a motion to table the request until next month's meeting. Commissioner Miller seconded the motion. The roll call vote was unanimous to table the request.

A Site Plan for Whit Davis Lumber Plus at Tract E Austin Lakes on the Bay. R&K Services, Agent. Phil Keaton was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said all of her comments have been addressed and Engineering Staff recommends for approval. City Planner, Dwight Pattison said he requested that they show the distance from the building to all four property lines. He said they do need to show trees every 30' on then rear property line on the Landscape Plan. Planning Staff recommends for approval subject to those comments. There was no public comment. Commissioner Penny made a motion to approve the Site Plan for Whit Davis Lumber Plus at Tract E Austin Lakes on the Bay subject to the City Planner's comments. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the Site Plan.

Under Old Business, A Discussion of Accessory Building Ordinance. Chairman Gillham said Metroplan has provided some maps showing the existing and potential storage buildings in reference to the size of the lots or acreage. After a brief discussion and review the Commissioners noticed

some discrepancies on the maps. Commissioner Penny suggested that Metroplan correct the maps then they can discuss it further.

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

ATTEST:

Ashley Taylor, Secretary

Lucien Gillham, Chairman