

**Planning Commission
Minutes
December 11, 2012**

The City of Sherwood Planning Commission met for their regular scheduled meeting on December 11, 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 November 13, 2012. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the minutes.

A Re-Plat for Lots 3A, 3B & 3C Sherwood Forest. Thomas Engineering Company, Agent. Basil Shoptaw was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said all of Engineering Staff's comments have been addressed. City Planner, Dwight Pattison said Planning Staff recommends for approval. Chairman Gillham said the landscape plan looked good to him. Commissioner Penny made a motion to approve the Re-Plat for Lots 3A, 3B & 3C Sherwood Forest contingent on the requirements of the Landscape Ordinance being met. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the Re-Plat.

A Zoning Request for 15002 Highway 107 from R-1 to C-4. L & M Realty, Agent. Mark Webber requested that the zoning request be tabled until the February meeting. Commissioner Penny made a motion to table the request until the February meeting. Commissioner Miller seconded the motion. The roll call vote was unanimous to table the 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 January meeting. Commissioner Penny made a motion to table the request until the January meeting. Commissioner Miller seconded the motion. The roll call vote was unanimous to table the request.

A Site Plan for On The Border at Lot 3B Sherwood Forest. Thomas Engineering Company, Agent. Basil Shoptaw was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said all of Engineering Staff's comments have been addressed and Engineering Staff recommends for approval. City Planner, Dwight Pattison said his comments have been addressed also and Planning Staff recommends for approval. There was no public comment. Commissioner Harris made a motion to approve the Site Plan for On The Border at Lot 3B Sherwood Forest. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the Site Plan.

Under Old Business, A Discussion of Accessory Building Ordinance and Maps. Chairman Gillham said Metroplan has made changes to the maps since the last meeting to show all of the existing storage buildings in reference to the size of the lots or acreage. After a brief discussion Chairman Gillham said he would like for Andy Wilson to rewrite the ordinance to allow 1 acre or less to keep the 25% of the square footage of the primary structure rule and for anything above 1 acre allow for a larger building. He said he would like the revised ordinance to be on the agenda for next month's meeting for review and a vote to recommend to the City Council for adoption. Commissioner Penny said he thought that was a good idea.

Under New Business, Chairman Gillham said he was at Metroplan and they were passing out books regarding the Freedom of Information Act. A brief discussion took place regarding the Act.

Chairman Gillham mentioned the new apartments that have been built on Smokey Lane in North Little Rock. He said they are three stories tall, are all brick with a brick wall. He said thinks they are going to install a steel fence as well. He said he feels that that is the direction that Sherwood should go. He said if North Little Rock can build all brick apartments on Smokey Lane then Sherwood should be able to build all brick apartments here. Commissioner Penny and Commissioner Harris both agreed that they are very nice.

City Engineer, Ellen Norvell, said something that came to staff's attention not long ago was that when we did the annexation of the Gravel Ridge area a few years ago and rezoned along Highway 107 to commercial there are some houses that have been zoned commercial that have people living in them. She said our regulation state that we can allow that for up to two years but is supposed to be done at the Planning Commission's recommendation. She said now we are at the end of those two years and since the city is the one that rezoned it and it wasn't done at the request of the owners what kind of action to we need to take. A discussion took place. It was agreed that seeing how the owners did not request the rezoning and the city just rezoned their property, we would consider it a legal non-conforming use and not evict people from their homes.

There being no further business, Commissioner Penny 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