

**Planning Commission
Minutes
January 8, 2013**

The City of Sherwood Planning Commission met for their regular scheduled meeting on January 8, 2013 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
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 December 11, 2012. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the minutes.

Election of Chairman for 2013. Commissioner Penny made a motion to elect Lucien Gillham as Chairman for 2013. Commissioner Harris seconded the motion. The roll call vote was unanimous to elect Lucien Gillham.

A Zoning Request for Lot 16 & Lot 17, Block 5 Witts Addition from R-1 to C-3. Lonnie and Evelyn Williams, Owner. Lonnie Williams was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said it does comply with the Land Use Plan; therefore, Engineering Staff would recommend for approval. City Planner, Dwight Pattison said his major concern is that it is two lots. He said one of the lots are 85’ wide and the other one is 87’ wide and the minimum lot size for a C-3 zone is 100’ of

road frontage. He said if you rezone them as they are then there would be two separate buildings on substandard lots. He said Planning Staff would recommend that the lots be re-platted into one lot so that it meets minimum standards and to only have one building on that property instead of two. City Engineer Norvell said that is their intent. Mr. Williams said they want to sell the property and aren't sure what route they need to go. There were no public comments. Commissioner Penny made a motion to approve the Zoning Request at Lot 16 & Lot 17, Block 5 Witts Addition from R-1 to C-3. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the Zoning Request. Mr. Williams asked that it be delayed in being heard at the City Council meeting until the February meeting to give him time to get the properties re-platted into one lot. Attorney Steve Cobb said he would need to have the re-plat completed by February 19th to be heard by the City Council in the February meeting.

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 February meeting. Commissioner Penny made a motion to table the request until the February meeting. Commissioner Phillips seconded the motion. The roll call vote was unanimous to table the request.

A Site Plan for Tract B North Hills Shopping Center. Crafton Tull, Agent. Brad Peterson 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 he was concerned about the landscaping on the south end of the proposed new building where Pop A Top would be relocated but the applicant has resubmitted and addressed those concerns. He said there are good access easements to that area. Mr. Peterson said this will be a phased development with the first order of business being the new access onto North Hills Boulevard. He said the Site Plan is laid out such that the existing access would remain in place until the new access is completed. Gena Norris of 8612 Holiday Drive expressed concerns about whether the current businesses that will be phased in will remain open during the phasing in or if they will have to close temporarily. Stan Hastings, whose family owns the property for this site, said this is a preliminary plan and there is nothing set in stone at this point. Neal Bryant, whose family owns Gadwalls Grill, said they are pleased with the assurance

from the Hastings family that they are not going to interfere with the access to their restaurant and the neighboring businesses. He said they think it is a wonderful development. Commissioner Penny made a motion to approve the Site Plan for Tract B North Hills Shopping Center. Commissioner Harris 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 this is a continuation of the discussion last month along with the proposed revised ordinance. He briefly explained the contents of the revised accessory building ordinance. Commissioner Harris made a motion to recommend the revised Accessory Building Ordinance to the City Council. Commissioner Phillips seconded the motion. The roll call vote was unanimous to recommend the ordinance to the City Council.

Discussion of amending the Schedule of Uses for Wholesale Establishments. City Engineer Norvell said we have a couple of structures within the City of Sherwood that are large vacant buildings. She said we have been looking at them as a possibility for some wholesale customers, especially the ones along E. Kiehl Avenue or Highway 107, which are in Commercial areas. She said they are proposing an ordinance to allow wholesale establishments that have inside display only in C-3 by right and in C-1 and C-2 zones as a conditional use. City Planner Pattison said he doesn't think a C-1 zone would be a good idea seeing how Residential areas often surround C-1 zones. City Engineer Norvell said Staff would not have a problem eliminating it from C-1 zones. Commissioner Penny made a motion to eliminate the mention of C-1 in the ordinance and to recommend the ordinance amending the Schedule of Uses for Wholesale Establishments to the City Council. Commissioner Harris seconded the motion. The roll call vote was unanimous to recommend the ordinance to the City Council.

There being no further business, the roll call vote was unanimous to adjourn.

ATTEST:

Ashley Taylor, Secretary

Lucien Gillham, Chairman