

**Planning Commission
Minutes
July 9, 2013**

The City of Sherwood Planning Commission met for their regular scheduled meeting on July 9, 2013 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present

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

Staff Present

Ellen Norvell – City Engineer
Dwight Pattison – City Planner
Steve Cobb – City Attorney

Chairman Gillham called the meeting to order.

Commissioner Penney made a motion to approve the minutes of the regular meeting on June 11, 2013. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the minutes.

Chairman Gillham asked for a motion to temporarily adjourn the Planning Commission Meeting in order to convene the Board of Adjustments Meeting. He explained that it would be necessary to hold a Public Hearing and act on the Subdivision Variance requests for Gap Creek Gardens prior to making a decision on the preliminary plat for said subdivision since the plat is not in compliance with the zoning regulations. Commissioner Penney made the motion to adjourn and Commissioner Harris seconded the motion. The roll call was unanimous to adjourn.

The Planning Commission was reconvened at approximately 5:30 pm.

Subdivision Review for Miracle Heights, Phase II – Preliminary Plat, Bond Consulting Engineers, Agent. Mr. Tommy Bond was present to discuss the subdivision. It is a 17-lot extension to Phase I of Miracle

Heights. It is not in the City of Sherwood, but in Sherwood's planning jurisdiction. Commissioner Penney made a motion to approve the Preliminary Plat for Miracle Heights, Phase II. Commissioner Miller seconded the motion. The roll call was unanimous to approve the preliminary plat.

Subdivision Review for Lot 1, Moose Addition – Preliminary Plat, with waiver for half-street improvements, Thomas Engineering, Agent. Mr. Pownall explained that the Moose Lodge purchased the lot behind their current building and desire to plat all of the property into one lot. Mr. Pattison stated that since the property had never been platted a preliminary plat was required. He also stated that there is an existing gravel road, and if improvements were not required at this time he did not know how the road would get paved. Chairman Gillham stated that the road was a dead-end. It would be difficult to construct a small half-street section in the middle of the roadway. Commissioner Penney made a motion to approve the Preliminary Plat for Lot 1, Moose Addition and waive the half-street improvements. Commissioner Harris seconded the motion. The roll call was unanimous to approve the preliminary plat and waiver to half-street improvements.

Subdivision Review for Lot 1, Moose Addition – Final Plat, Thomas Engineering, Agent. Commissioner Penney made a motion to approve the Final Plat for Lot 1, Moose Addition. Commissioner Harris seconded the motion. The roll call was unanimous to approve the final plat.

Subdivision Review for Gap Creek Gardens – Preliminary Plat, Thomas Engineering, Agent. Commissioner Penney made a motion to approve the Preliminary Plat for Gap Creek Gardens. Commissioner Phillips seconded the motion. The roll call was unanimous to approve the preliminary plat.

A Zoning Request for 201 Bentley Road from R-1 to C-4, Thomas Engineering, Agent. Ms. Norvell stated that normally we would not allow C-4 in that area, but since the existing Moose Lodge is currently C-4 and the adjacent lot is C-4, Engineering staff would recommend for approval. Mr. Pattison agreed, but stated that C-3 would be preferable for the entire tract. Chairman Gillham asked the applicant if he would agree to C-3 zoning. Mr. Pattison explained that their current use would be an allowable use in C-3. Chairman Gillham expressed his concern if the property ever sold, since C-4 allows for open storage and display. The representative from the Moose Lodge explained that their intent is to make this a recreational area for the

members and their families. He is agreeable to the C-3 zoning. There were no comments from the audience. Commissioner Penney made a motion to approve rezoning the property from R-1 to C-3. Commissioner Phillips seconded the motion. The roll call was unanimous to approve the rezoning from R-1 to C-3.

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

ATTEST:



Ellen Norvell, City Engineer



Lucien Gillham, Chairman