

**Planning Commission  
Minutes  
September 10, 2013**

The City of Sherwood Planning Commission met for their regular scheduled meeting on September 10, 2013 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

**Members Present**

Scott Miller  
Forrest Penny  
Andrew Phillips  
Albert Harris

**Members Absent**

Lucien Gillham – Chairman

**Staff Present**

Ellen Norvell – City Engineer  
Dwight Pattison – City Planner  
Steve Cobb – City Attorney  
Ashley Taylor – Secretary  
Stephanie Timaná – Permits, Zoning, & Records Clerk

Vice-Chairman Penny called the meeting to order.

Commissioner Harris made a motion to approve the minutes of the regular meeting on August 13, 2013. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the minutes.

**A Final Plat of Lots 223R & 226R, Indianhead Lake Estates. Bond Consulting Engineers, Agent.** Staff Comments: City Engineer, Ellen Norvell said they met all the minimum requirements for the lot and Engineering Staff would recommend for approval. City Planner, Dwight Pattison said Planning Staff recommends for approval. Commissioner Harris made a motion to approve the Final Plat of Lots 223R & 226R Indianhead Lake Estates. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Final Plat.

**A Final Plat of Lots 1R & 2R, Harvest Foods Addition. Global Surveying Consultants, Agent.** Staff Comments: City Engineer, Ellen Norvell said Engineering Staff comments had all been addressed. Ms. Norvell said that Lot 1R would require a waiver to the subdivision standards because the plat does create a pipe-stem lot. Ms. Norvell said Engineering Staff recommends for approval. City Planner, Dwight Pattison said the Highway Department would not accept additional right-of-way for maintenance but Planning Staff would recommend for approval. Commissioner Harris made a motion to approve the Final Plat of Lots 1R and 2R, Harvest Foods Addition. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the Final Plat.

**A Final Plat of Lots 1R, Blk 13, Longstreth Subdivision. Global Surveying Consultants, Agent.** Staff Comments: City Engineer, Ellen Norvell said the plat meets all requirements but we need letters from the Utility Companies recognizing the easements that are being abandoned by the plat. Ms. Norvell said Engineering Staff recommends for approval. City Planner, Dwight Pattison said Planning Staff recommends for approval. Commissioner Harris made a motion to approve the Final Plat of Lots 1R, Blk 13, Longstreth Subdivision. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Final Plat.

**A Preliminary Plat of Lots 1R & 2R Forst Addition. Thomas Engineering Company, Agent.** John Pownall was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell recommends for approval with the waivers listed. City Planner, Dwight Pattison said the 25 ft. building line needs to be maintained. Mr. Pattison said Planning Staff recommends for approval. Commissioner Harris made a motion to approve the Preliminary Plat of Lots 1R & 2R Forst Addition. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

**A Final Plat of Lots 1R & 2R Forst Addition. Thomas Engineering Company, Agent.** John Pownall was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said Engineering Staff recommends for approval. City Planner, Dwight Pattison said Planning Staff recommends for approval. Commissioner Harris made a motion to approve the Final Plat of Lots 1R & 2R Forst Addition. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Final Plat.

**A Site Plan for Dollar General at 4121 E. Kiehl Avenue. Blew & Associates, PA, Agent.** Staff Comments: City Engineer, Ellen Norvell stated Engineering Staff recommends for approval. City Planner, Dwight Pattison stated Planning Staff recommends for approval. There were no public comments on this request. Commissioner Harris made a motion to approve the Final Plat of Lots 1R & 2R Forst Addition. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the Site Plan.

**A Site Plan for CVS Pharmacy at 8604 Highway 107. Foresite Group, Agent.** John Rhodes was present to discuss this request. Staff Comments: City Engineer, Ellen Norvell stated that her comments had been addressed and she recommends for approval. City Planner, Dwight Pattison said that the property would need to be re-platted into one lot. Mr. Pattison also stated that the peripheral landscape strip required along the North lot line would require a Variance. Mr. Pattison said Planning Staff recommends for approval. There were no public comments on this request. Commissioner Harris made a motion to approve the Site Plan and Variance to the landscaping on the North side of the lot for CVS Pharmacy at 8604 Highway 107. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Site Plan.

Under New Business,  
Olan Asbury addressed the Commission in regards to amending the Zoning Ordinance so that it would allow for living quarters within a Mini Storage. Commissioners agreed that it would have to be heard as a Public Hearing at the October 8, 2013 meeting.

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

ATTEST:

  
Stephanie Timaná, Permits, Zoning, & Records Clerk

*Forrest G. Penny*  
Forrest Penny, Vice Chairman