

**Planning Commission
Minutes
March 11, 2014**

The City of Sherwood Planning Commission met for their regular scheduled meeting on March 11, 2014 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present

Lucien Gillham – Chairman
Forrest Penny
Scott Miller
Michele Phillips

Members Absent

Albert Harris

Staff Present

Ellen Norvell – City Engineer
Dwight Pattison – City Planner
Steve Cobb – City Attorney
Stephanie Timaná – Secretary

Chairman Gillham called the meeting to order.

Commissioner Penny made a motion to approve the minutes of the regular meeting on February 11, 2014. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the minutes.

A Final Plat for Lot 1 Manaugh Woods. Marlar Engineering Company, Agent. Staff Comments: City Engineer, Ellen Norvell stated that the layout was unusual but it did meet all of our minimum requirements. City Planner, Dwight Pattison stated that the submittal met all requirements and he recommended for approval. Commissioner Penny made a motion to approve the Final Plat for Lot 1 Manaugh Woods. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A request for a temporary use in an R-1 zone for a model home at 6101 Trammel Estates Drive. Rausch Coleman, Owner. Ken Hayes was present to discuss the request. Staff Comments: City Engineer, Ellen

Norvell stated that the Planning Commission had previously approved a temporary use at this location but only for the 18 months our ordinance allows. She also stated that the ordinance allows for an extension. She recommends for approval because they are continuing to build homes. City Planner, Dwight Pattison said he agreed and recommended for approval as well. Ken Hayes approached the Commissioners with a picture for an additional sign he would like to display at the model home. He stated that the purpose of the sign was to make it easier for Realtor's showing the model home to retrieve a key. He said the size of the sign was 3ft by 3ft. Mrs. Norvell stated that some additional research would need to be done in order to determine whether this would need a Variance request or not. Commissioner Miller made a motion to approve the 18 month extension for a temporary use in an R-1 zone for a model home at 6101 Trammel Estates Drive. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the request for a temporary use in an R-1 zone for a model home at 6101 Trammel Estates Drive.

A Discussion to review and approve the Extra-Territorial Jurisdiction Map. City Planner, Ellen Norvell stated that this item was mentioned at last months meeting. A new law passed in 2013, Act 1053 changing the annexation limits for cities less than 60,000 to only go one mile out of the city limits boundaries. She said that if the one mile extended into another city, then it is half the distance between the two. Metroplan prepared the map following the new law's regulations. Mrs. Norvell stated that the map would need to be approved by City Council. Commissioner Miller made a motion to recommend approval of the Extra-Territorial Jurisdiction Map to the City Council. Commissioner Penny seconded the recommendation. The roll call vote was unanimous to recommend the Extra-Territorial Jurisdiction Map to the City Council for approval.

Under New Business, Chairman Gillham brought up a request to place a Zoning Ordinance change on next months agenda. He recommends that Nursing Homes, Rehab Centers, Assisted Living Centers, and Retirement Homes should be added as a conditional use in an R-1 Zone.

There being no further business, Chairman Gillham adjourned the meeting.

ATTEST:

Stephanie Timaná
Stephanie Timaná, Secretary

Lucien Gillham
Lucien Gillham, Chairman