Planning Commission
Minutes
August 12, 2014

The City of Sherwood Planning Commission met for their regular scheduled meeting on August 12, 2014 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present
Lucien Gillham – Chairman
Forrest Penny
Albert Harris
Scott Miller
Michele Phillips

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 July 8, 2014. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the minutes.

A Preliminary Plat for Lot 1 Bayou Meto Commons Subdivision. Bond Consulting Engineers, Agent. Aaron with Bond Consulting Engineers was present to discuss this request. Staff Comments: City Engineer, Ellen Norvell stated that her comments had been addressed with the exception to showing the actual flood plain boundary. City Planner, Dwight Pattison stated that the zoning for this subject and the surrounding areas needs to be indicated on the plat. Ellen also stated that sidewalks would be required on at least one side at the time of development on the street Bayou View. Commissioner Penny made a motion to approve the Preliminary Plat for Lot 1 Bayou Meto Commons Subdivision. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A Final Plat for Lot 1 Bayou Meto Commons Subdivision. Bond Engineers, Agent. Aaron with Bond Consulting Engineers was present to discuss this request. Staff Comments: There were no additional comments regarding the approval of the final plat. Commissioner Penny made a motion to approve the Final Plat for Lot 1 Bayou Meto Commons Subdivision subject to correcting the flood plain boundary and showing the zoning on the plat. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Final Plat.

An Appeal for refusal to reissue a grading permit at 100 Stonehenge and Hwy 107. Jim Jez, Owner. Jim Jez and his Engineer, Josh Minton were both present to discuss this request. Staff Comments: City Engineer, Ellen Norvell said typically when we issue grading permits they are in conjuction with an ongoing construction project. She also said that we have issued several grading permits at this location and in the past this area has been allowed to be filled for several years. She stated that every time an extension is granted they come back and ask to continue. She wanted it to be noted that we have no provisions for a continual fill site and that is what this has become. She said that she needed direction from the Planning Commission, is this what we want it to become or is it time to revegatate the area. Mrs. Novell finished by saying that she chose to deny this final request because the area is at a good elevation and she feels it is time to restore the site. Commissioner Gillham stated that excavating and grading has been going on at this location for at least ten years and he sees no reason that it should continue and it is time for it to stop. Josh Minton added that they didn't intend for this to be a continual fill site. He said that they are maybe 300-400 loads away from being completed and at that time they will reestablish the site. Josh stated that the reason it has taken time for it to be filled is because they are taking the fill dirt and excess material from other ongoing construction sites within the City of Sherwood but will not continue indefinitely. Mr. Jez stated he has spent millions of dollars on this property and worked hard over the last ten years filling in this property. He added that he didn't appreciate only being given a month's extension and it has rained the entire month of August. He also said that he has 150 loads coming. Mr. Jez said that he is almost finished with this project and he would probably be done completely within 6 months. Mrs. Norvell added that as a point of clarification she would like to point out that Mr. Jez has been given numerous extensions and that the original grading permit on this location was issued in 2008. Commissioner Penny asked Mr. Jez where he was getting his loads of dirt from. Mr. Jez said 150 loads was coming from

the highschool, 150 loads from Whit Davis, and 30-40 loads from the Eagle Bank going in. Commissioner Penny made a motion to approve a new permit term for the excavating and grading permit at 100 Stonehenge and Hwy 107 for six months, expiring on March 1, 2015. The record should reflect that Commissioner Penny stated this would be the final extension. Commissioner Miller seconded the motion. The roll call vote was divided but was approved with 3 ayes by Commissioner, Phillips, Commissioner Penny, and Commissioner Miller. There were 2 nays by Commissioner Harris and Commissioner Gillham.

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

ATTEST:

Stephanie Timaná, Secretary

Lucien Gillham, Chairman