Planning Commission
Minutes
October 14, 2014

The City of Sherwood Planning Commission met for their regular scheduled meeting on October 14, 2014 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

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

Members Absent
Scott Miller

Staff Present
Ellen Norvell – City Engineer
Dwight Pattison – City Planner
Stephanie Timaná – Secretary

Staff Absent
Steve Cobb – City Attorney

Chairman Gillham called the meeting to order.

Commissioner Penny made a motion to approve the minutes of the regular meeting on September 9, 2014. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the minutes.

A Replat of Tract B North Hills Shopping Center. Crafton Tull, Agent. Brad with Crafton Tull was present to discuss his request. Staff Comments: City Engineer, Ellen Norvell stated that the plat did meet all of our requirements and she would recommend for approval. Commissioner Harris made a motion to approve the Replat of Tract B North Hills Shopping Center. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the replat.

A Zoning Request for 4101 E. Kiehl Avenue from C-3 to C-4. Asbury Real Estate Services, Agent. Mr. Asbury was not present to discuss his request. Mrs. Norvell stated that Mr. Asbury was also supposed to bring the proof that his notifications had been sent out to the meeting but we had not received them yet either. Commissioner Penny made a motion to table the Zoning Request for 4101 E. Kiehl Avenue from C-3 to C-4. Commissioner Harris seconded the motion. The roll call vote was unanimous to table the Rezoning Request.

A Site Plan Review for That Church at 901 E. Kiehl Ave. Randy Wiggins, Agent. Staff Comments: City Engineer, Ellen Norvell stated that in past meetings the zoning and everything has been approved for this property but there had been some discussion about access onto Brice St. She said that's what they're requesting now, secondary access onto Brice St. Mrs. Norvell stated that there would be traffic but most likely only during their service times and that she agreed they needed some secondary access. Mrs. Norvell also stated that she did find from previous meetings where the Planning Commission had turned down a request for access onto Barber. Commissioner Gillham stated that the piece of property was all zoned C-1 and that it wouldn't require a conditional use. Commissioner Penny stated that he had no problem allowing them access onto Brice St. but not Barber. Commissioner Harris made a motion to approve the Site Plan for That Church at 901 E. Kiehl Ave. with no access onto Barber. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the Site Plan.

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

Let the record reflect the City of Sherwood Planning Commission reconvened this meeting for Mr. Olan Asbury who arrived late due to extreme traffic congestion on Interstate 30.

A Zoning Request for 4101 E. Kiehl Avenue from C-3 to C-4. Asbury Real Estate Services, Agent. Mr. Asbury was present to discuss his request with proof of proper notification. Mr. Asbury stated that his intent was not to park vehicles for storage all over the property. He said that he could understand how C-4 was intimidating or caused concern but that he really just wanted help to be able to utilize vehicular storage for a mini storage site

behind a gated fence/screen that was also located behind his building. He said that he would really like for this to be added as a conditional use under C-3. He stated that he was not trying to overdevelop the site but just seeking a way to be able to permit what they wanted to do for the self-storage. There was discussion amongst the Commissioners that they didn't see a problem with it being a conditional use in a C-3 Zone as long as it was behind the building and behind some fencing. City Planner, Dwight Pattison and City Engineer, Ellen Norvell agreed to work together on an amendment to the ordinance to be taken to the City Council for approval. Mrs. Norvell let Mr. Asbury know that he would still have to bring his request back before the Planning Commission in order for them to approve it as a conditional use once the ordinance had been changed. Commissioner Penny made a motion to recommend an amendment to the Zoning Ordinance to allow vehicular storage behind the front building line as a conditional use in a C-3 Zone. Commissioner Harris seconded the motion. The roll call vote was unanimous to recommend amendment to City Council.

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

ATTEST:

Stephanie Timaná

Stephanie Timaná, Secretary

Lucien Gillham, Chairman