

**Planning Commission
Minutes
April 14, 2015**

The City of Sherwood Planning Commission met for their regular scheduled meeting on April 14, 2015 at 5:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present

Forrest Penny – Vice-Chairman
Albert Harris
Scott Miller
Michele Phillips

Members Absent

Lucien Gillham – Chairman

Staff Present

Ellen Norvell – City Engineer
Stephanie Timaná – Secretary
Steve Cobb – City Attorney

Vice-Chairman Penny called the meeting to order.

Commissioner Phillips made a motion to approve the minutes of the regular meeting on March 10, 2015. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the minutes.

A Preliminary Plat Development Plan and Zoning Request for Lot 1 Foxcroft II from R-1 to R-2. Marlar Engineering, Agent. Mike with Marlar was present to discuss this request. Brad Medlock was also present to discuss his request. Mike stated that they are proposing five units that will be all brick. He also stated that it will be draining to the North of the property into the Bayou Meto Basin. Staff Comments: City Engineer, Ellen Norvell stated her biggest concern was fencing/screening. Mr. Medlock stated that they are adding a privacy fence on the West side of the property. Let the record reflect that Mr. James R. Freeman of 6106 Jacksonville Cutoff, Mrs. Patricia A. Davis of 6020 Jacksonville Cutoff Road, Mr. Tuan Phan of 6010 Jacksonville Cutoff Road, Mr. Alan Guthrie of 6204 Jacksonville Cutoff Road, and Mr. Robert Davis of 6020 Jacksonville Cutoff

Road were all present to express their disapproval of the proposed rezoning. They all shared concerns of it causing an increased drainage problem in the area and that a multi-family development would reduce their property values. Mike Marlar did state that part of the property is in the flood plain but each structure will be elevated above the hundred year flood plain and constructed in accordance to comply with the City standards.

Commissioner Penny did bring up that Mr. James R. Freeman actually has a C-3 Zoning for his property at 6106 Jacksonville Cutoff which is just down the street from the proposed zoning request. Mrs. Norvell stated that a portion of the property is in the flood plain so they will have to meet all of the City requirements for developing in a flood plain and elevating the structures. She added that Mike Marlar is correct on where the drainage will go to the North of the property. Commissioner Harris made a motion to recommend to the City Council for approval A Preliminary Development Plan and Zoning Request for Lot 1 Foxcroft II from R-1 to R-2.

Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the recommendation.

A Zoning Request for 409 Manson Road from C-3 to C-4. Excel Realty Group, Agent. David Carpenter was present to discuss this request. Staff Comments: City Engineer, Ellen Norvell stated that there is an existing building next door and this building is going to be an extension of their business. She added that that building is currently zoned C -4 with a conditional use for light manufacturing. She said they also need the conditional use to be added to this request. Let the record reflect that there was no public comment. Commissioner Harris made a motion to recommend to the City Council for approval A Zoning Request for 409 Manson Road from C-3 to C-4 with a conditional use for light manufacturing. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the recommendation.

A Preliminary Plat for Lot 1 Foxcroft II. Marlar Engineering, Agent. Mike Marlar was present to discuss this request. Staff Comments: City Engineer, Ellen Norvell stated that it meets all the of the City requirements. Commissioner Miller made a motion to approve the Preliminary Plat for Lot 1 Foxcroft II. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A Preliminary Plat for Gibson Road Addition, Beadle Surveying, Agent. Mr. Beadle was present to discuss his request. Staff Comments: City

Engineer, Ellen Norvell stated that this is an existing large lot with an existing structure that is being subdivided and does meet our size requirements. She added that they are asking for waiver to curb and gutter requirements and that staff would recommend for approval. Commissioner Harris made a motion to approve the Preliminary Plat for Gibson Road Addition. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A Final Plat for Gibson Road Addition, Beadle Surveying, Agent.

Mr. Beadle was present to discuss his request. Staff Comments: City Engineer, Ellen Norvell stated that because this property had never been formally platted it did require a preliminary and final plat submittal. Commissioner Phillips made a motion to approve the Final Plat. The roll call vote was unanimous to approve the Final Plat.

A Plat for Lot 1A & 7 Briley Commercial, Thomas Engineering, Agent.

Thomas Pownall was present to discuss his request. Staff Comments: City Engineer, Ellen Norvell stated that this had been approved by the Commission previously but had never been recorded. Commissioner Phillips made a motion to approve the Plat for Lot 1A & 7 Briley Commercial. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the Plat.

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

ATTEST:


Stephanie Timaná, Secretary



Forrest Penny, Vice- Chairman