

**Planning Commission
Minutes
May 12, 2015**

The City of Sherwood Planning Commission met for their regular scheduled meeting on May 12, 2015 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

Paul Brown – Building Official
Stephanie Timaná – Secretary
Steve Cobb – City Attorney

Staff Absent

Ellen Norvell – City Engineer

Chairman Gillham called the meeting to order.

Commissioner Penny made a motion to approve the minutes of the regular meeting on April 14, 2015. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the minutes.

A Preliminary Development Plan and Zoning Request for Lot 1 Coker Addition from R-1 to R-2. Marlar Engineering, Agent. Jason with Marlar was present to discuss this request. Chairman Gillham noted that the whole street is already zoned R-2. Commissioner Penny made a motion to recommend to the City Council for approval A Preliminary Development Plan and Zoning Request for Lot 1 Coker Addition from R-1 to R-2. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the recommendation.

A Site Plan for 4001 E. Kiehl Ave. Arvest Bank. Development Consultants, Agent. Robert Brown with Development Consultants was

present to discuss his request. Staff Comments: Building Official, Paul Brown stated that a landscape waiver would be necessary because this was an existing site that wasn't able to meet the current requirements. Commissioner Phillips made a motion to approve the Site Plan and waiver to the landscape requirements for 4001 E. Kiehl Ave. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the Site Plan.

A Preliminary Plat for Lot 1 Coker Addition. Marlar Engineering, Agent. Jason with Marlar was present to discuss this request. Commissioner Penny made a motion to approve the Preliminary Plat for Lot 1 Coker Addition. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A Preliminary Plat for Lot 1 Griffin Hill Addition. Marlar Engineering, Agent. Jason with Marlar was present to discuss the request. Commissioner Penny made a motion to approve the Preliminary Plat for Lot 1 Griffin Hill Addition. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A Final Plat for Lot 1 Griffin Hill Addition. Marlar Engineering, Agent. Jason with Marlar was present to discuss the request. Staff Comments: Building Official, Paul Brown stated that the approval should be granted contingent upon the Variance to the curb and gutter requirements being approved. Commissioner Penny made a motion to approve the Final Plat for Lot 1 Griffin Hill Addition. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the Final Plat.

A Discussion regarding Site Plan approvals for Commercial Remodels. Staff Comments: Building Official, Paul Brown stated that there have been some projects that deal with strictly interior remodels and they don't affect the footprint of the building but they're exceeding the 500,000 dollar limit and having to come before Planning Commission for approval. Mr. Brown also shared that he thought it might be better if they didn't have to come before Planning Commission if work was being done only on the inside of the building and nothing to do with the site. Commissioner Phillips made a motion that if it is solely an interior remodel that doesn't change the site, parking spaces, or structure from the outside, it is not necessary for it to come before the Planning Commission. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the motion.

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

ATTEST:



Stephanie Timaná - Putt, Secretary



Lucien Gillham, Chairman