

**Planning Commission
Minutes
April 12, 2016**

The City of Sherwood Planning Commission met for their regular scheduled meeting on April 12, 2016 at 5 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present

Lucien Gillham – Chairman
Scott Miller
Forrest Penny
Michele Phillips

Staff Present

Ellen Norvell – City Engineer
Steve Cobb – City Attorney
Candi Ussery – Secretary

Chairman Gillham called the meeting to order.

Commissioner Penny made a motion to approve the minutes of the regular meeting on March 8, 2016. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the minutes.

A Preliminary Plat for 8960 Jacksonville Cato. Marlar Engineering Company, Agent. City Engineer, Ellen Norvell explained that this is a single lot subdivision, the property needs to be replatted before they can construct a house. It does meet all requirements and staff recommends approval of the preliminary plat and approval on the half street waiver request. Commissioner Phillips made a motion to approve the request. Commissioner Penny seconded the motion. The roll call vote was unanimous to approve the request for preliminary plat approval.

A Final Plat for 8960 Jacksonville Cato. Marlar Engineering Company, Agent. There were no questions. Commissioner Penny made a motion to approve the request for final plat approval. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the request for final plat approval.

A Final Plat for Lot 1R Manson Road – Commercial Addition. Thomas Engineering Company, Agent. City Engineer, Ellen Norvell recommended discussing the changes to be made before replatting. They are asking for abandonment of a right-of- way and that requires City Council approval. Commissioner Gillham has a problem with the abandonment of the road on the property. There is a landlocked piece of land to the North and they had proposed cutting off an area that would prohibit exiting the attached property. He suggested maintaining a road of 50 feet wide. Thomas Pownall, with Thomas Engineering agreed that the 50 feet road was acceptable. Byron Haley, speaking on behalf of his wife, the owner of the property, agreed to the 50 feet road right-of-way limit. Mrs. Norvell, told him that she would like to hear what the owners had to say to clear up the situation. Mr. Haley stated that the waiver into the cul de sac was agreed to by the land owners. Commissioner Penny made a motion to delay the request. Commissioner Phillips seconded the motion. The roll call vote was unanimous to delay the request. Thomas Pownall, Engineer will create a new map and City Attorney, Steve Cobb and City Engineer, Ellen Norvell will draft an ordinance to go to City Council for the abandonment of right-of-way east of the landlocked property.

A Site Plan for Lot 1R Manson Road – Commercial Addition. Thomas Engineering Company, Agent. Tabled contingent upon City Council's approval of the Final Plat for Lot 1R Manson Road.

A zoning request for Lot 1R Manson Road – Commercial Addition from C-3 to C-4. Thomas Engineering Company, Agent. Commissioner Penny made a motion to approve the request. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the request to rezone the property from C-3 to C-4.

A zoning request for 10200 Johnson Drive from C-2 and R-3 to C-2 Conditional and R-3 Conditional. Commissioner Penny asked for the reason to rezone. City Engineer, Ellen Norvell explained that this was for the City Library and that municipal libraries are allowed as a Conditional Use and the City felt like it would be best to comply and keep it consistent with the requirements of the surrounding zonings. Commissioner Penny made a motion to approve the request. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the request FOR A c-2 Conditional and R-3 Conditional re-zoning to allow for a municipal library.

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

ATTEST:

Candi Ussery, Secretary

Lucien Gillham, Chairman