

**Planning Commission
Minutes
March 13, 2012**

The City of Sherwood Planning Commission met for their regular scheduled meeting on March 13, 2012 at 7:00 p.m. at 2201 East Kiehl Avenue, Sherwood, Arkansas.

Members Present

Lucien Gillham – Chairman
Rodney Freeman
Mike Berg
Forrest Penny

Members Absent

Albert Harris

Staff Present

Ellen Norvell – City Engineer
Dwight Pattison – City Planner
Steve Cobb – City Attorney
Ashley Taylor - Secretary

Chairman Gillham called the meeting to order.

Commissioner Freeman made a motion to approve the minutes of the February 14, 2012 meeting. Commissioner Berg seconded the motion. The roll call vote was unanimous to approve the minutes.

A Preliminary Plat Creekside Addition, Phase 3. Thomas Engineering Company, Agent. Thomas Pownall was present to discuss the request. Chariman Gillham said his only concern is the backline on lots 54, 55, 65 and 82. He said the backline run should run Northeast to Southwest. Staff Comments: Mr. Pownall said they are fine with changing the backline. Chairman Gillham said he would rather the location of the backline not be indicated on the plat and leave it up to the builder as to where the backline would be. City Engineer, Ellen Norvell said there are occasions where the backlines are not indicated on the plat City Staff can deal with that at their level and making sure setbacks are met. Commissioner Penny made a motion to approve the Preliminary Plat for Creekside Addition, Phase 3 as

submitted. Commissioner Berg seconded the motion. The roll call vote was unanimous to approve the Preliminary Plat.

A Zoning Request at 6103 Tammy Lane from R1 to I-1. Clayton Engineering Company, Agent. Michael Clayton and Carl Goshen were present to discuss the request. Staff Comments: City Planner, Dwight Pattison said the applicant is requesting industrial zoning on the rear of his property. The frontage would remain single family residential. He said it is mostly residential in that area. He said based on that, Planning Staff recommends for denial. City Engineer, Ellen Norvell said although our zoning map reflects that it is residential surrounding it, when they went back into the files they found that around the time of annexation in 1994 that entire are was zoned industrial. She said when Trammel Estates came in they rezoned their development R-1. She said from what we have in our files it shows that the property to the south of the subject property is I-1. Mr. Carl Goshen, the owner of the property, said was under the impression that whenever the other property that he owns around this property was rezoned that this property was included in it. He said he just recently found out that it was not included in that rezoning. Mr. Jay Underwood of 6101 Tammy Lane said he did not want anything next to his home that would interfere with a residential type. Mr. Nathan Hall of 820 Trammel Road, the potential buyer, said he just wanted to use the building in the back to work on vehicles to earn extra income and his son would live in the house in the front. He said there would not be old cars sitting around outside and they would comply with the city's regulations. Mr. Underwood said he did not have a problem with that. After a discussion, Commissioner Penny made a motion to approve the rezoning from R-1 to I-1. Commissioner Berg seconded the motion. The roll call vote was unanimous to approve the rezoning.

A discussion to amend Ordinance No. 729 regulating accessory buildings. Andy Wilson of the Permit and Planning Department was present to discuss the proposed amendment. City Engineer, Ellen Norvell said over the last several months we have had several requests for variances for the sizes of accessory structures and it seems that we were more concerned about the size of the lot and making sure that we weren't filling up the lot with structures. She said since we have been granting a lot of variances for the same thing she felt that we might ought to revisit the ordinance and see if there is a different way of accomplishing what we want to accomplish since we do have areas that have very large lots and it is better

to have vehicles and boats in buildings than parked all over the yard of the lot. She said people tend to have more things now than they used to and they need somewhere to put there things. Andy Wilson went over the existing ordinance with the Commissioners and discussed some changes to be made. The proposed amendment allows for lots under one acre, the maximum area for single or multiple accessory buildings to be 750 sq. ft. under roof. For lots one acre and larger, 250 additional sq. ft. under roof may be added per each acre up to four additional acres. It allows for a 10' side-wall height instead of a 10' ceiling height. It also requires the setback for interior or rear lot line to be 10% of the lot width. It would also eliminate Ordinance No. 1684, which limits to two accessory buildings per lot. Michael Clayton of 4 Putter Cove expressed his concerns regarding a metal carport being allowed to be connected to the side of a house. Andy Wilson said if anyone wanted to attach anything to the house it would have to comply with the current building code for the house. Mr. Clayton said he thinks the city should not consider an in-ground storm shelter as part of the maximum 750 sq. ft. proposed requirement seeing how we should be encouraging safety. Mr. Wilson said above ground storm shelters would be counted as part of the square footage for accessory buildings but in-ground storm shelters would not.

Under New Business, Commissioner Freeman resigned from the Planning Commission.

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

ATTEST:

Ashley Taylor, Secretary

Lucien Gillham, Chairman