

Sherwood Planning Commission Minutes

June 13th, 2023 – 6:00 p.m.

2201 E. Kiehl Avenue, Sherwood, AR 72120

Rob Middleton, Chairman

Agenda Items

1. Call to Order
2. Roll Call
 - Martin
 - Middleton
 - Gillham
 - Jones
 - Abernathy
3. Approval of May 9th, 2023 Meeting Minutes
 - Chairman made a few corrections to the minutes.
 - Martin made a motion to approve the May 9th, 2023 meeting minutes as corrected.
 - Gillham seconded the motion.
 - Unanimous roll call vote to approve the May 9th, 2023 meeting minutes as corrected.
4. Approval of the Agenda
 - Chairman added the Final Plat for Lost Valley Creek to the agenda.
 - Chairman declares the agenda as set.
5. Final Plat of Lot 1R, Ozark REA Addition. Thomas Engineering, Agent.
 - Shelby Schmittou, City Planner, stated that the replat was approved by Planning Commission in November 2022. Staff requests approval with a contingent of the applicant amending the Right of Way from stating "ROW varies" to measure from the centerline of the road to the back of the sidewalk.
 - Martin asked about the accuracy of the zoning.
 - Chairman asked what Staff's opinion is in regard to the zoning.
 - Ms. Schmittou stated that the use is allowed under all the zones that exist.
 - Chairman is concerned about three separate zonings on one lot.
 - Ms. Schmittou agreed and asked if that would be a Staff initiated rezone.
 - Chairman replied that a rezone could be initiated by Staff, Planning Commission or City Council. He feels it would be clearer if it was all one zone.

- Martin agreed. The business operates in a C-3, the others should match.
- Ms. Schmittou asked about a timeline.
- Chairman and Martin stated that there was none, it would just be to clean it up.
- Chairman tasked Staff to contact the proper owner and discuss with them. He assumes there will be no fees on the owner due to Planning Commission initiating the rezone.
- Martin made a motion to approve the Final Plat of Lot 1R, Ozark REA Addition contingent on the amendment made to the Right of Way statement on the plat.
- Gillham seconded the motion.
- Unanimous roll call vote to approve the Final Plat of Lot 1R, Ozark REA Addition contingent on the amendment made to the Right of Way statement on the plat.

6. Old Business

- Final Plat of Lost Valley Creek. Bond Consulting Engineers, Agent.
 - Ms. Schmittou stated that the Preliminary Plat was approved in August 2022. Staff requested contingent approval pending the placement of the required fire hydrant. She stated the Engineering Consultant reviewed the plat and found no issues.
 - Chairman recommended the applicant amend the Final Approval signature block to state “Chairman or Vice-Chairman.” He reiterated the two contingencies; 1 – placement of the fire hydrant and 2 – amending the signature block.
 - Ms. Schmittou agreed.
 - Martin made a motion to approve the Final Plat of Lost Valley Creek contingent on the placement of the fire hydrant and the amendment made to the signature block.
 - Gillham seconded the motion.
 - Jones asked about the minimum lot requirement of one acre in an R-3 zone.
 - Ms. Schmittou explained that the property was rezoned to R-1.
 - Unanimous roll call vote to approve the Final Plat of Lost Valley Creek contingent on the placement of the fire hydrant and the amendment made to the signature block.

7. New Business

8. Adjournment

- Martin made a motion to adjourn.
- Gillham seconded the motion.
- Unanimous roll call vote to adjourn.

PASSED AND ADOPTED THIS 11th DAY OF July, 2023.

Robert D. Ruddell

PLANNING COMMISSION CHAIRMAN

[Signature]

PLANNING COMMISSION SECRETARY