

**Planning Commission Minutes**  
**November 23, 2015**

**1. ROLL CALL** – Meeting was called to order by Vice Chair Gerry Harris. A quorum was present.

**PRESENT**

Jay Moore

Sean Schader

Matt Hutcherson

Toni Bahn

Robert Mann, Chair (arrived late due to traffic)

Gerry Harris, Vice Chair, presided until Chair Robert Mann arrived

Judy Horne

Bobby Wilson

**ABSENT**

None

**City Employees Present:** Melissa McCarville - City Business Manager; Rick Brammall – City Inspector; Steve Tennant - City Attorney; Chris Brackett-City Engineer

**2. Approval of Minutes:** Minutes of October 26, 2015 were unanimously approved as written.

**3. Comments from Citizens:** There were no comments from citizens.

**4. New Business: Large Scale Development for Farmington High School Phase II**

Jeff Bates of Bates & Associates, Inc. was present to discuss the LSD for the Farmington School District's property located at 12329 N. Highway 170.

Chris Brackett, engineer for the City discussed his recommendations and explained that the LSD should be approved conditionally based upon his comments:

- 1) Variance request for landscaping must be submitted and approved by Planning Commission prior to final approval of construction plans.
- 2) 2 copies of filed easement plat must be submitted prior to final approval.
- 3) Any sewer improvements must be reviewed and approved by City of Fayetteville Engineering Department and Arkansas Department of Health before any construction activities.
- 4) Any water improvements must be reviewed and approved by Washington Water Authority and Arkansas Department of Health prior to any construction activities.
- 5) A completed Grading Permit Application and fee must be submitted prior to final approval of plans; preconstruction conference required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for best management practices will be required to attend the conference.

6) After a final review set of plans and drainage report has been approved by McGoodwin Williams & Yates, applicant shall submit to City three (3) sets of full-size plans and one (1) set of half-size plans that have been sealed by the engineer for final approval and distribution.

7) In discussion at the meeting, it was also noted that the owner wishes to pay a fee in lieu of immediately making required sidewalk improvements to Highway 170 and then wait until highway construction is done at which time the sidewalks can be constructed. A cost will be determined by Chris Brackett, the City, and Garver representatives.

Chairman Mann called for question regarding approval of the Large Scale Development plan for Farmington High School Phase II with the above-mentioned conditions. Upon roll call, motion passed unanimously.

**5. Adjournment:** Having no further business, Gerry Harris moved to adjourn, seconded by Bobby Wilson and passed unanimously.

  
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Judy Horne  
Secretary, Planning Commission

  
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Robert Mann  
Chair, Planning Commission