

Planning Commission Minutes
November 24, 2014

ROLL CALL

PRESENT

Josh Clary
Sean Schader
Matt Hutcherson
Robert Mann, Chair
Toni Bahn
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Approval of Minutes – October 27, 2014. Approved unanimously by Commission members as presented.

Comments from Citizens – There were no comments.

Public Hearing – Renewal of Conditional Use on Appeal Request – renewal of home daycare for property owned by Rebecca Keeton, 23 Ash Street. Rebecca Keeton was present. She cares for 7 children. There were no comments from the public.

Conditional Use appeal was unanimously approved.

New Business:

Large Scale Development: Broyles Street Storage - Property owned by Broyles Street Storage, 285 Broyles Street, presented by Jorge Du Quesne of Blew & Associates. There were no questions from Commissioners and no public comments.

The Development plan, with inclusion of City Engineer Chris Brackett's recommendations (attached), was approved unanimously.

Preliminary Plat: Holland Crossing Duplexes – Property owned by Rausch Coleman; location 4735 Alberta Street. Zak Johnston of Crafton Tull Engineers represented the company.

City Engineer Brackett reviewed the conditions for approval they are listed on the attached memo.

City Attorney Steve Tennant had requested a copy of the Bylaws for the development at last meeting but had not received them as of this meeting. He requested them again and to be available by the Final Plat Review. He also emphasized the need for a managerial association that will enforce covenants and other rules and regulations if the POA Board does not function which

often occurs when POA members are unwilling to serve as officers or board members, or even to be active members.

Diane Bryant, a Valley View resident, stated that it is very difficult to get people to serve on the POA Board, but it is very important to have an active POA.

Dana Danvers of Rausch-Coleman agreed to resubmit the covenants and Bylaws. She noted that Rausch-Coleman has agreed to make all changes asked for by Commissioners at the last Planning Commission meeting.

There were no other comments from the audience.

Commissioners asked several questions:

Is there adequate drainage so that adjacent property owners will not be flooded by water runoff and City Engineer believes drainage will be adequate for 100 year flood;
who maintains the required landscaping – Zack Johnston said the property owner is responsible for maintenance of landscaping on her/his property;
Will Rausch-Coleman be willing to meet additional landscaping requirements not included in their Landscape Plan presented at this November 24 meeting and they agreed to work with City Engineer Chris Brackett to make adjustments as needed.

Chairman Mann called for question to approve Holland Crossing duplexes preliminary plat contingent upon conditions as set forth by City Attorney and City Engineer. Commissioners Clary, Schader, Hutcherson, Bahn, Horne, and Wilson voted “aye.” Commissioner Harris recused.

Public Hearings Set:

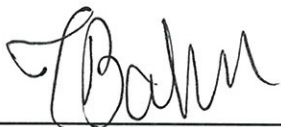
Energy Code – December 22, 2014 - Rick Bramall explained that the City is required to approve Energy Code before 2015.

Trail Plan for the City of Farmington – January 26, 2015

Property Maintenance Code – January 26, 2015 which would increase standards and requirements for maintaining property and would also allow for easier enforcement by the City.

Gerry Harris moved that the public hearings mentioned above be set. Bobby Wilson seconded the motion which passed unanimously.

Adjournment - Meeting was adjourned at 6:42 PM.



Secretary, Planning Commission



Chair, Planning Commission



To: Farmington Planning Commission
From: Christopher B. Brackett, P.E. *CB*
Date: 11/24/2014
Re: Large Scale Development Plan for Broyles Street Storage

The Large Scale Development Plan for the Broyles Street Storage has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire hydrant location, entrance gate, fire lanes and fire flow must be reviewed and approved by the Fire Department, before final approval of the plans.
2. Submit two (2) copies of the filed easement plat before final approval of the plans.
3. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
4. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and one (1) set of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.



To: Farmington Planning Commission
From: Christopher B. Brackett, P.E. *CB*
Date: 11/24/2014
Re: Preliminary Plat for the Holland Crossings Duplex Subdivision

The Preliminary Plat for the Holland Crossings Duplex Subdivision has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The detention pond for the Holland Crossing Commercial Subdivision shall be sodded or have grass established to the City's satisfaction prior to a Final Plat being submitted to the City.
2. A fee payment in Lieu of Park Land Conveyance will be required prior to the City signing the Final Plat for this subdivision. This fee will be \$300 for each multi-family unit or \$15,000 as the plat is currently shown.
3. The fire hydrant locations and fire access road shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
4. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
5. Any work within the City of Fayetteville's Alberta Street right-of-way must be reviewed and approved by the City of Fayetteville Engineering Department prior to any construction activities.
6. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and two (2) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.