

**Planning Commission Minutes  
March 2, 2015**

**(Inclement Weather caused cancellation of Feb. 23, 2015 meeting)**

**1. ROLL CALL** – Gerry Harris, Vice-Chair called meeting to order at 6 PM.

**PRESENT**

Sean Schader  
Matt Hutcherson (arrived 6:07 PM)  
Robert Mann, Chair (arrived 6:07 PM)  
Gerry Harris  
Judy Horne  
Bobby Wilson

**ABSENT**

Toni Bahn

**2. Approval of Minutes** – January 26, 2014. No corrections. Minutes approved unanimously.

**3. Comments from Citizens** – There were no comments.

**4A. Old Business - Request approval to adopt 2012 Property Maintenance Code**

Rick Brammall stated the need for this code so that the City can more easily get clean-up and maintenance of properties. This has been reviewed by Planning Commissioners previously.

Neal Helm, a property owner in the city, had tried to view the proposed Code but did not find it on the City's website. It was explained that the Code must be viewed from the International Property Maintenance Code website.

Chairman Mann called for question to adopt the 2012 International Property Maintenance Code. Passed unanimously.

**5A. PUBLIC HEARING: Rezoning Request – Peachtree Village from R-2 to MF-2**

Melissa McCarville, City Administrator, explained that when Peachtree came to Planning Commission many years ago, there was no MF-2 zone. So they were allowed to build in what was R-2. The reason Peachtree is requesting rezoning is a "housekeeping" request for refinancing by the new lender.

Katie Papasan, representative for Peachtree, verified that there are no plans for additions to the property which is located on 5.94 acres. City Attorney Steve Tennant agreed that the property should be rezoned.

Neal Helm, who has properties across the street on Rainsong, (an area that has had severe flooding in the past before the City made major drainage improvements), was concerned about future flooding issues if Peachtree Village further develops their property. It was noted again by

Katie Papasan that Peachtree has no plans for further development. City Attorney Tennant explained that any future building would have to first be considered by the Planning Commission and the City Engineer.

Mr. Helm stated that he owns other land in this area and wondered if it could be rezoned. The same answer was given: he could bring his request to the Planning Commission for consideration.

Chairman Mann requested vote on this rezoning. Passed unanimously.

## **6. Review Planning Commission goals and priorities list for 2015**

The following goals were listed for Planning Commission attention in 2015:


- 1) Amend zoning ordinance: Review conditional uses for various zones.
- 2) Sign ordinance needs to be reviewed, discussed and possibly amended.
- 3) Revisit and possibly update the land use plan.
- 4) Review the Trail Plan presented to the City by Alta+ Greenways.
- 5) Consider implementation of ordinance to address quarries; dirt pits; gravel mining.
- 6) Develop Design Standards for commercial buildings.
- 7) Review landscaping ordinance.

### **Reminders:**

**Meeting of Arkansas Planning Association** - Melissa McCarville reminded Commissioners of the Arkansas Planning Association meeting in Eureka Springs, Arkansas on Thursday, March 12 and Friday, March 13. The City will pay for registration for those wishing to attend. Judy Horne and Gerry Harris expressed interest in attending.

**Kum & Go** will have its grand opening this Thursday, March 11, 2015.

**Adjournment** - Gerry Harris moved to adjourn, seconded by Bobby Wilson. Passed unanimously. Meeting adjourned at 6:45 PM.

  
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Judy Horne  
Acting Secretary, Planning Commission

  
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Robert Mann  
Chair, Planning Commission