

Planning Commission Minutes
May 21, 2018

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Jay Moore
Gerry Harris
Bobby Wilson
Robert Mann, Chair
Judy Horne
Toni Bahn
Howard Carter

ABSENT

Matt Hutcherson

City Employees Present: Rick Bramall, City Inspector; Steve Tennant, City Attorney; Chris Brackett, City Engineer

2. **Approval of Minutes:** April 23, 2018 Minutes were approved as written.

3. **Comments from Citizens:** No comments from citizens.

PUBLIC HEARING

4A. Conditional Use for Sale of Fireworks presented by Reggie Hale:

Reggie Hale was present to discuss the request.

Comments from the City:

Jay Moore asked Mr. Hale how long they have been using that site as well as if they clean up the area before use. Mr. Hale replied that they have used that site for five years or more and that his company/manger will mow and clean the site before setting up.

Public comment: No public comment.

Robert Mann called the question to approve the conditional use for the sale of fireworks. Upon roll call, the motion was passed unanimously.

4B. Rezone request for 46 E. Wilson from A-1 to R-2 presented by Dominick Hinds:

Amber Squires was present to discuss the request.

Comments from the City:

Steve Tennant asked if the surrounding property owners had been notified. Amber replied that yes everyone had been notified through the mail. Judy Horne inquired about duplexes in the area. The trees were also of interest to her to ask if they would salvage the trees. Amber stated that they are going to try to keep the trees.

Public Comment: No public comment.

Robert Mann called the question to approve the rezone request. Upon roll call, the motion was passed unanimously.

NEW BUSINESS

5. Preliminary Plat for Farmington Heights Phase II presented by Civil Design Engineers, Inc.:

Ferdie Fourie was present to discuss the request.

Comments from the City:

Chris Brackett read his memo for the Commission as follows; “The Preliminary Plat for the Farmington Heights Subdivision- Phase II 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 locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
2. 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 further construction activities.
3. The dead-end fire apparatus turnaround must be a City Street meeting all City requirements, right-of-way, sidewalk, radius, etc.
4. The park land dedication must be contiguous. The two separate parks are not acceptable. The park dedication must be brought back to Planning Commission and approved prior to construction plans approval.
5. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
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.”

Ferdie commented that he did find a few issues with the dead- end fire apparatus. Chris Brackett suggested that the plan gets amended and to switch out park dedication of the lots to accommodate the requirement. Steve deferred to Chris Brackett. The option is to move the park dedication area or move to a continuous area. Jay suggested the best option would to move the lots to go with the park area. He also asked for clarification of the park dedication area. Chris said it came down to reduce amount of the dedicated area and pay a partial Park Fee to make up for smaller park area, or change the location of park to meet the full area requirement. Mr. Fourie will review these issues and develop a compromise. The city will maintain the park dedicated area.

Public Comment: No public comment.

Robert Mann called the questions to approve the Preliminary Plat for Farmington Heights Phase II. Upon roll call, the motion passed unanimously.

6. Adjournment: Having no further business, meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair