

**Planning Commission Minutes**  
**May 26, 2020 at 6 PM**

1. **ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Howard Carter  
Jay Moore  
Chad Ball  
Gerry Harris  
Judy Horne  
Bobby Wilson

**ABSENT**

None

**City Employees Present:** Melissa McCarville,  
City Business Manager; Rick Bramall, City  
Building Inspector; Steve Tennant, City Attorney

2. **Approval of Minutes:** April 27, 2020 Minutes were approved as written.

3. **Comments from Citizens:**

Sherry Matthews- 65 N. Hunter: She was concerned about what the plans were for the street widening, curb and gutter and that will be put in in front of her property and between her lot and the creek. She also inquired about a corner marking pin for her north corner that is 18ft back from the street on her property. Rick Bramall stated that the easement is going to be how wide the road is. For example, a 30 foot road will have 10 feet on either side.

Sherry said the yard is steep towards the front of the property and she was concerned that they may remove some large trees because they appear to be even with the stake. Rick said there will be a 5 foot of sidewalk and 6 feet of green space.

Engineer Charles Zardin could not give a specific answer to some of the questions; Bobby Wilson asked about the deep ditch in front of her house. He wanted to know if they will have to put drainage. This will be addressed with the project engineer. After further discussion, Melissa McCarville suggested the project engineer Zardin, Chris Brackett and Rick Bramall arrange a meeting with Sherry at her property. When arranged, Planning Commissioners and other interested people will be notified by e-mail.

**Public Hearings:**

**4A. Rezone- 105 acres west side of Hunter St., northwest of Watson St. (Summerfield Subdivision) property owned by Pitts Dynasty Trust #3 as presented by Jorgensen & Associates:**

Charles Zardin of Jorgensen & Associates was present via zoom to discuss the request.

Melissa stated that Pitts Dynasty Trust #3 does own the whole property but at the April Planning Commission meeting, Chad Ball had questions regarding zoning. Melissa said it was discovered that the entire acreage wasn't zoned R-1 as thought. An area to the west of the first portion of the property is A-1 zoning.

Charles Zardin said that this rezoning request won't change the Preliminary Plat plans put forth previously.

Judy Horne asked a Bill of Assurance that they will not plat the new, future section with an area that has streets in both the front and back of lots. City Attorney Steve Tennant said the answer is "no" and to address this problem we would have to amend our ordinance or create a new one.

It was decided this type of issue could be discussed at a work session; Chad Ball stressed the need for a work session.

There were no public comments.

Upon roll call, the motion was passed unanimously to approve the rezone for the 105 acres west side of Hunter St., northwest of Watson Street from A-1 to R-1.


Judy Horne had checked Application for Rezoning fees and Variance fees for cities in Northwest Arkansas. She had discovered that Farmington's are lower than any other city's fees. Chad Ball wishes to have a review of all the city fees that relate to Planning Commission purview, not just these two. It was felt that this could be considered at a later time.

#### **5. Discussion of Appointing a New Planning Commission member:**

A long discussion was held regarding how to interview applicants for the vacancy on Planning Commission. Currently, there are 8 applicants. Several different ideas for interviewing and ranking were presented. However, Steve Tennant said some of the ideas couldn't be done. Commissioners all felt they should have a primary role in choosing from the applicants. Cerry Harris noted that the current application needs to be expanded in order to gain better information about applicants.

Finally, it was decided that all applicants will be invited to the next Planning Commission meeting. Each candidate will be allowed one minute to explain their interest in serving on the Commission. Then commissioners will have 4 minutes to ask each candidate questions. Commissioners will decide the top three and this list will be forwarded to the Mayor who will make the appointment of one of the three.

**6. Adjournment:** Having no further business, the third on-line Planning Commission meeting was adjourned.

  
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Judy Horne - Secretary

  
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Robert Mann - Chair