

Planning Commission Minutes
April 22, 2019

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

PRESENT

Robert Mann, Chair
Gerry Harris
Howard Carter
Chad Ball
Bobby Wilson
Judy Horne
Toni Lindsey

ABSENT

Jay Moore

City Employees Present: Ernie Penn, Mayor;
Melissa McCarville, City Business Manager; Rick
Bramall, City Inspector; Steve Tennant, City
Attorney

2. **Approval of Minutes:** March 25, 2019 Minutes were approved as written. Toni Lindsey abstained, having been absent at the meeting.
3. **Comments from Citizens:** No comments

Public Hearing:

4. **Conditional Use - Meramec Fireworks:**

Dave Stewart was present to request placement of a fireworks stand at 380 W. Main Street on property owned by Farmington Commercial, LLC.

Public Comment:

No public comments were made.

City Comment:

Steve Tennant addressed the ordinance requirements for the request and noted the letter from Paul Phillips requesting use from June 21 – July 5. The allowed days are actually June 21 – July 7.

Robert Mann called the question to approve the Conditional Use for Meramec Fireworks. Upon roll call, the request was approved unanimously. Absent, Jay Moore.

5. **Conditional Use- Hale Fireworks:**

Reggie Hale was present to request placement of a fireworks stand at 120 North Holland on property owned by Rausch Coleman.

Public Comment:

No public comments were made

City Comment:

Steve Tennant addressed the ordinance requirements for the request.

Robert Mann called the question to approve the Conditional Use for Hale Fireworks. Upon roll call, the request was approved unanimously. Absent, Jay Moore.

6. Rezone Request- (Parcel 760-01596-001) Hill St. from R-2 to MF-1:

Ralph Siebert, 6174 Guy Terry Road, Springdale, AR, owner of the property, was present to discuss the request.

Public Comment:

No public comment was made.

City Comment:

Melissa McCarville said a portion of the land is in the flood plain and would require a Floodplain Development Permit before building on the site.

Also, Rick Bramall explained that they would have to get a flood insurance floor elevation certificate that would be reviewed by the City's engineer and Rick Bramall would have to approve.

General Discussion

Judy Horne showed photos taken after a flooding rain several years ago which showed a floodwater mark on a house in the area being considered. She said the stream had definitely risen far out of its banks. She suggested that the rear setback should be increased from the usually required 20 feet, to move the building further from the creek.

Chad Ball questioned the lot frontage dimensions from Hill Street. The dimension is 75 feet. Hill Street dead-ends near the lot in question. He was concerned that this rezoning would be spot zoning since the area is zoned R-1. There are three duplexes in this location now, having previously been rezoned.

Robert Mann called the question to approve the Rezone request for Hill Street. Upon roll call, the ayes were: Howard Carter, Toni Lindsey, Gerry Harris, Judy Horne and Bobby Wilson. Voting No: Chad Ball. Motion passed 5- 1.

Other Business:

Chad Ball had prepared a preliminary rough draft for a Planned Unit Development (PUD) zone which he created after looking at similar zoning from Tontitown, Springdale, and Texarkana. This will serve as a starting point for developing a PUD zone for the city of Farmington.

He briefly explained that a PUD is a separate zone that allows different zoning on a piece of land without having to go through the process of requesting rezoning. When the PUD has gone through all the various evaluation and review processes, has been approved by Planning Commission, and is approved by the City Council the PUD must be adhered to by the developer and may not be altered. It can be built out in stages, but there is a time limit on the completion as part of the PUD.

A benefit of a PUD from the City's standpoint is that the City has a lot of opportunity for its input into how the development is to be done.

It was agreed that the commissioners will review the draft and will discuss it at the next work session on May 20, 2019. Chad encouraged commissioners to look at the materials Melissa had provided previously and bring their additions. Steve Tennant also suggested "googling" for the history of PUDs and go to the Municode to see what other cities are doing.

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

Judy Horne - Secretary

Robert Mann - Chair