



FebCity of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

PLANNING COMMISSION AGENDA
February 25, 2013

**A meeting of the Farmington Planning Commission will be held on
Monday, February 25, 2013 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - January 28, 2012
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Renewal of Conditional Use Request – renewal of home daycare**
Property Location: 46 Saxony
Presented by: Candice Sawin
 - B. **Master Trail Plan**

PLANNING COMMISSION MINUTES

JANUARY 28, 2013

1. ROLL CALL

PRESENT

Toni Bahn
Sean Schrader
Gerry Harris
Matt Hutcherson
Judy Horne
Robert Mann
Bobby Wilson

ABSENT

Josh Clary

2. APPROVAL OF MINUTES: The November 2012 minutes were approved as there was no meeting in December 2012.
3. Comments from Citizens: No comments.
4. Set a Public Hearing Date for Trail Plan: Gerry Harris made a motion for the Public Hearing to be at the February 25th, 2013 meeting. It was 2nd by Bobby Wilson. The motion carried unanimously. An ad will be placed in the paper on 2/6/13.
5. REVIEW LANDSCAPE ORDINANCE: Steve Tennant has several suggestions of changes that needed to be made to the ordinance and he also had questions. The pros and cons were discussed and it was decided by the commission that Steve Tennant and Judy Horne would work on the ordinance together to be presented at next meeting on 2/25/13. At that time the commission will set the date for the Public Hearing.

A motion was made to adjourn by Gerry Harris and 2nd by Sean Schrader.

Secretary, Planning Commission

Chairman, Planning Commission

CITY OF FARMINGTON

CONDITIONAL USE ON APPEAL APPLICATION

Initial Application

Renewal Application

CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.

Applicant's Name Candice Sawin Date 2/15/13
Address 46 Saxony St Farmington Zoning _____
Phone # 502-2486 Email cwestsawin@pgtc.com
Description of proposed use:
Daycare

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation.

- Yes 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
 No
- Yes 2. The applicant has provided proof that each adjacent property (this includes property owners across the street) have been notified by Return Receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
 No
- Yes 3. Are public services and utilities available and adequate?
 No electric, trash, water, gas
- Yes 4. Is fire protection adequate?
 No electric fire detectors, fire extinguisher
- Yes 5. Is the proposed use compatible with the surrounding area and the planned use for the area. Close to school and park
 No
- Yes 6. Is screening and egress safe and convenient?
 No n/a
- Yes 7. Are off-street parking and loading areas adequate?
 No on a cul de sac with extra parking
- Yes 8. Will refuse and service areas not cause adverse effects on adjacent property?
 No on a cul de sac with extra space
- Yes 9. Will off street parking and loading areas not cause adverse effects on adjacent property?
 No on a cul de sac with extra parking
- Yes 10. Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.) no signs
 No

APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.

AFFIDAVIT

I hereby certify that I Candice Sawin
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards, and nay notices that were undeliverable.

Signature: Candice Sawin Date: 2/15/13

CITY OF FARMINGTON
 354 WEST MAIN STREET
 P.O. BOX 150
 FARMINGTON, AR 72701

DATE 2-15-13 No. 212371

RECEIVED FROM Candice Savin \$50.00

Fifty & no / 100 DOLLARS

FOR RENT
 FOR Cond. Use Renewal

ACCOUNT			
PAYMENT	<u>50.00</u>		
BAL. DUE			

CASH
 MONEY ORDER
 CHECK
 CREDIT CARD

FROM _____ TO _____
 BY B. Coleman

7012 0470 0001 2236 9947

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

FARMINGTON AR 72730

Postage	\$ 0.46	0230
Certified Fee	\$3.10	02
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.56	02/19/2013

Sent To Resident

Street, Apt. No.,
 or PO Box No. 47 Rob St

City, State, ZIP+4 Farmington AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITINAL USE

To all Owners of land laying adjacent to the property at:

Location: 46 Saxony St Farmington

Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Explanation: In home daycare

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on Feb 25th at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.

45 SAXONY ST.

x Miranda Lane

37 SAXONY ST.

x Thomas Lane

38 SAXONY ST.

x Jan Lane

55 ROB ST.

x SL Lane

47 ROB ST.

x

39 ROB ST.

x Kristin Mcker

Farmington - Master Trail Plan

