



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

PLANNING COMMISSION AGENDA
March 25, 2013

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

1. Roll Call
2. Approval of the minutes - February 25, 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. **Renewal of Conditional Use Request – renewal of home daycare**
Property Location: 81 Double Springs
Presented by: Summer Lunsford
5. Review of design standards for Master Trail Plan (to be emailed to you later).

PLANNING COMMISSION FORM
February 25, 2013

1. ROLL CALL

PRESENT:

ABSENT:

Toni Bahn
Sean Schader
Gerry Harris
Matt Hutcherson
Judy Horne
Robert Mann
Bobby Wilson
Josh Clary

2. APPROVAL OF MINUTES –The January 28th minutes were unanimously approved.

3. Comment from citizens: None

4. PUBLIC HEARING:

A. Renewal of Conditional Use Request-renewal of home daycare.

Property Location: 46 Saxony

Presented by: Candice Sawin

Ms. Sawin was not at the meeting so it was voted, by all members, to table the decision until the next meeting.

B. Master Trail Plan: This is the 2nd Public Hearing regarding Trail Plan.

All members of the public that attended were for the plan but they had some concerns. They were worried about people parking, and about drainage problems. The commission assured them these and any other problems would be addressed.

Ms. Ladena Mullinix suggested that we might work with the Illinois Watershed Project and knows of some free labor if we are accepted as a project (Master Naturalists).

Melissa said we need to submit guidelines/stipulations with Trail Plan. This will be discussed at March work session.

Steve Tennant is to research definition of park.

The next work session is March 18, 2013.

Gerry Harris made a motion to adjourn and Sean Schader 2nd the motion.

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 72730

RECEIPT

DATE	2-15-13	No.	212371
RECEIVED FROM	Candice Searin		
FOR	Appt. at no 1100		
REASON	Cord. Use Renewal		
AMOUNT	\$50.00		
ACCOUNT			
PAYMENT	50.00		
BAL. DUE			
<input type="radio"/> CASH	<input type="radio"/> MONEY ORDER	FROM	TO
<input checked="" type="radio"/> CHECK	<input type="radio"/> CREDIT CARD	By: D. Coleman	

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:

46 Saxony St

Location:

Candice Sawin

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 march 25, 2013 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.

55 Rob st.

X St. Cant

417 Rob st

(Letter)

39 Rob st.

X Krista Miller

38 Saxony st.

X Jodie Pitt

[Signature]
37 Saxony

45 Saxony st.

X Miranda

7012 1640 0000 6505 3303

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 **OFFICIAL USE**

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	03/19/2013

Sent To Resident

Street, Apt. No.,
or PO Box No. 417 Rob St

City, State, ZIP+4 Farmington AR 72730

CITY OF FARMINGTON
CONDITIONAL USE ON APPEAL
APPLICATION

Initial Application

Renewal Application

Applicant's Name Summer Lunsford
 Address 81 double Springs Farmington, AR 72730
 phone # 479-200-476

Date Feb 21 2013
 Zoning _____

Description of proposed use:
Home Day Care

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
 No 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
- Yes
 No 2. The applicant has provided proof that each adjacent property owner has 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.
- Yes
 No 3. Are public services and utilities available and adequate?
- Yes
 No 4. Is fire protection adequate?
- Yes
 No 5. Is the proposed use compatible with the surrounding area and the planned use for the area?
- Yes
 No 6. Is screening and egress safe and convenient?
- Yes
 No 7. Are off-street parking and loading areas adequate?
- Yes
 No 8. Will refuse and service areas not cause adverse affects on adjacent property?
- Yes
 No 9. Will off-street parking and loading areas not cause adverse affects on adjacent property?
- Yes
 No 10. Will signs be in compliance with the City's sign ordinance?

Hearing on the March 25

RECEIPT

DATE

8-21-13

No.

222774

RECEIVED FROM

Summer Jorgensen

\$50.00

FOR

Child. Daycare - day care

DOLLARS

ACCOUNT

PAYMENT

BAL. DUE

50.00

- CASH
- MONEY ORDER
- CHECK
- CREDIT CARD

FROM

BY

E. J. Jorgensen

AFFIDAVIT

I hereby certify that I Summer Lunsford
Print or type 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 any notices that were undeliverable.

Name: *S Lunsford*
Signature

Date: Feb 21

**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:

81 N. Double Springs Farmington AR 72730
Location:

Keith Mays
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: Daycare conditional use

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on March 23 2013 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.

Jim Wade

**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:

81 N. Double Springs Farmington AR 72730

Location:

Keith Marrs

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: Daycare conditional use

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on March 28, 2012 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.

Leona Ellen Davis

**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:

81 N. Double Springs Farmington AR 72730

Location:

Keith Marris

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: Daycare conditional use

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on March 25 2013 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.

Billie McCarroll