

Planning Commission Minutes
January 22, 2024, at 6 PM

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

PRESENT

Robert Mann, Chairman
Chad Ball
Gerry Harris
Keith Macedo
Norm Toering
Bobby Wilson
Howard Carter

ABSENT

Judy Horne

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; Ernie Penn, Mayor

2. **Approval of Minutes:** The December 18, 2023, minutes were approved as written.

3. **Comments from Citizens:**

Phyllis Young - 546 Goose Creek: Ms. Young said that the subdivision is causing flooding on her land. She said that several months ago at one of the city council meetings one of the city council members was talking and she accidentally heard her say that she thought the reason it was flooding was because it was designed for the hundred-year rain. Ms. Young stated, "You know my land has flooded more than twenty-five times in the last two years. I don't think the last two years we have gotten hundred-year rain and if we have it's been one or two, not anything like twenty-five times. My land had never flooded before. My land had runoff when we got a 3 1/2-to-4-inch rain in a very short period before all this started. It never destroyed the land and didn't cause erosion. There was a little stream that ran through my property that I could just step across, now it floods my land from one side to the other and I can't cross it." If the engineering reports are designed for a hundred-year rain we're not getting hundred-year rains and it's causing flooding on my land. I would like to invite all of you to come out and look at the damage to the land, if it rains all night now it would probably be a good time to do it. As a planning commission I would like to think that you care about the citizens of Farmington, the property that you are approving the stuff for. I have been told in a roundabout way that you can't make the laws more strict than what the Arkansas laws are. There must be some way that you can protect the citizens from their land getting destroyed. I'm hoping when we get the April court date that will take care of it, but I would like you to come and see the damages.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Public Hearings

1A Rezoning; 9 Locust Street from R-1 to C-2; Presented by Phillip Shepard

Phillip Shepard 562 Rheas Mill: Mr. Shepard said that he and the previous owner, who owns the other part of Locust Street, Keith Marrs, that he had gotten this approved two months ago. Mr. Shepard said he tried to get it through the timeframe of December. The goal for Locust Street is another Farmington struggle with small business zoning so the end goal for Locust Street is to provide small business opportunities for chiropractors, psychologists, and whoever else could rent out potentially. So the idea is not to tear it all down to make a huge complex but to have the opportunity for more small businesses in Farmington.

City Business Manager Melissa McCarville said the Land Use Plan indicates commercial for that area. Mr. Shepard said a few months ago Keith Marrs just rezoned the property immediately adjacent to C-2.

City Attorney Jay Moore stated that Mr. Shepard would have been on the agenda last month except for paperwork issues and it's the same as Mr. Marrs presented just an adjacent piece of property in the same square.

Keith Macedo asked which property Keith Marrs had. Jay Moore said it was the church at the Northwest corner. Mr. Shepard's property will be to the east.

Mr. Sheperd said the building is three stories but can't use the top floor.

There was no public comment. Having no further comments, Chairman Robert Mann called for question, and the request was approved 6-0.

1B Re-Plat Final Plat Subdivision; Presented by Engineering Services, Inc.

Kyle Davin with Engineering Services, Inc. said this item is just a simple replat taking away the middle lot line between two lots. Chairman Robert Mann asked if they were making the lots bigger? City Engineer said making two lots into one. City Business Manager Melissa McCarville said that this would normally be administrative but because it is in a platted subdivision it had to be re-platted. Chairman Robert Mann asked Mr. Davin if he had read Chris Brackett's memo dated January 24, 2024. Chris Brackett stated, "I don't think I gave it to him."

City Engineer Chris Brackett read a memo listing conditions for approval:
"The Re-Plat of the Final Plat for the Bethel Elm Subdivision has been reviewed and it is my opinion that the Planning Commission's approval should be conditional on the following comments."

1. Provide one original and 6 copies of the recorded plat to the city.

Chairman Mann asked if Mr. Davin was ok with the memo and Mr. Davin said yes.

There was no public comment. Having no further comments, Chairman Robert Mann called for question, and the request was approved 6-0.

Chairman Mann said he meant to send out an email today but got sidetracked. The work session was cancelled due to the weather. He had a list of things that were put on last year's agenda that were not addressed. Chairman Mann said he would send out an email and asked for the planning commissioners to send him suggestions for the next work session on Tuesday, February 20th.

Adjournment: Having no further business, Bobby Wilson moved to adjourn, seconded by Howard Carter. Motion was approved, and meeting was adjourned.


Gerry Harris, Vice Chair


Robert Mann, Chair