

**Planning Commission Minutes
January 26, 2015**

1. ROLL CALL - Robert Mann, Chair called meeting to order at 6 PM.

PRESENT

Sean Schader
Matt Hutcherson
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Josh Clary

2. Approval of Minutes – December 22, 2014. No corrections. Minutes approved unanimously.

3. Comments from Citizens – There were no comments.

4A Public Hearing - NW Arkansas Regional Bicycle & Pedestrian Master Plan:

Farmington resident, Philip Miley, 12043 Riviera Place (Valley View Subdivision) spoke in favor of trails in the Valley View area. Judy Horne moved, seconded by Toni Bahn to send the Northwest Arkansas Regional Bicycle & Pedestrian Master Plan to the City Council with Planning Commission recommendation to adopt the Plan. Motion passed unanimously.

4B Public Hearing - Adoption of 2012 International Property Maintenance Code:

Melissa McCarville, City Administrator, explained the purpose of the proposed Property Maintenance Code is to allow the City more ability to enforce safety and/or appearance standards within the city. This code would not affect remodels.

General discussion by citizens followed. Mr. Miley had reviewed the proposed Code and was concerned about maximum height of weeds. He mentioned his concerns about some unsightly, overgrown areas of rough at the Valley View Golf Course. As a result of his concern, he questioned whether the maximum height of weeds (mentioned in Ch. 3, page 11 of the proposed Code) should be lower height. He further stated that the owner of the golf course should maintain it, and he encouraged adoption of the code.

Diane Bryant, a City Council member, was present; she also lives in Valley View but expressed a different view of the rough because she feels the riparian buffer it forms protects residents from flooding.

Building Official Rick Brammall was ill so it was determined to postpone until next work session when Mr. Brammall will be available for further discussion of the Code.

Bobby Wilson moved to table this agenda item, seconded by Gerry Harris, and passed unanimously.

5. Discussion of goals for 2015

The following goals were listed for Planning Commission attention in 2015:

- 1) Look at zoning ordinance and uses we allow in the various zones. Perhaps some new uses need to be included within certain zones. For example, pawn shops need to be taken out of C-2 zone as a conditional use so the owner doesn't have to return to the Planning Commission each year for renewal of conditional use. There is no zone that lists assisted living facilities as an allowed use.
- 2) Sign ordinance needs to be reviewed, discussed and finalized.
- 3) Review ordinances of the past year.
- 4) Other goals can be discussed in the next work session.

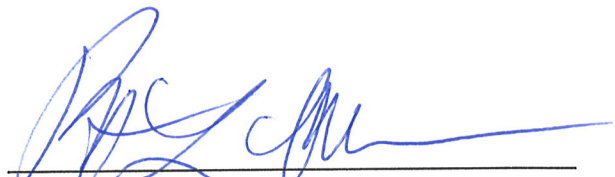
Judy Horne still has concern about possible need for a "red dirt"/gravel mining ordinance. She will research soil and gravel types that are within the city of Farmington to determine if there are types of soil and gravel areas in the city that a company might want to mine. She will report her findings back to the Commission at next work session.

New Business: There was no new business.

Adjournment - Bobby Wilson moved to adjourn, seconded by Gerry Harris. Passed unanimously. Meeting adjourned at 6:50 PM.



Secretary, Planning Commission



Chair, Planning Commission