

Planning Commission Minutes
March 28, 2016

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

PRESENT

Jay Moore
Sean Schader
Matt Hutcherson
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Toni Bahn

City Employees Present: Melissa McCarville-
City Business Manager; Rick Brammall – City
Inspector; Steve Tennant – City Atty; Chris
Brackett – City Engineer

2. Approval of Minutes: Minutes of February 22, 2016 were unanimously approved as written.

3. Comments from Citizens: There were no comments from citizens.

4. A. Public Hearing – Variance Request by Larry Bowden for Briar Rose Parking Lot at 60 East Main Street

Larry Bowden requested waiver of requirements of a large scale development plan. He wishes to build a pavilion and has also agreed to pave the parking area and to save as many of the large healthy trees as possible.

Chris Brackett, Engineer, presented a list of conditions for approval of variance:

- 1) The construction plans and drainage report must be reviewed and accepted by the City prior to any construction activities on the site.
- 2) Any water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
- 3) A completed Grading Permit Application and fee must be submitted prior to final acceptance of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best-management practices will be required to attend the conference.
- 4) After a final review set of plans and drainage report has been accepted by Mr. Brackett's firm, McGoodwin, Williams & Yates, the applicant must submit to them 3 sets of full-size plans and 1 set of half-size plans, and 2 copies of final drainage report that have been sealed by the engineer for final approval and distribution.

In the future, if Mr. Bowden decides to build a new restaurant, he must present a large-scale development plan for that.

Chairman Mann called for question on variance request with conditions 1) – 4) above. Motion passed unanimously.

5. A. New Business – Large Scale Development – Dairy Queen, 310 W. Main

Property is owned by GT Management, LLC. Information was presented by George King of Blew & Associates.

Chris Brackett, Engineer, presented a list of conditions that he recommended must be met:

- 1) A variance of the landscaping ordinance requirements must be approved by the Planning Commission prior to final acceptance of construction plans.
- 2) They must submit 2 copies of the filed easement plat before final approval.
- 3) Any water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and Arkansas Department of Health before any construction is begun.
- 4) They must submit a Grading Permit Application and fee before final acceptance of plans. A preconstruction conference is required prior to any mass grading on the site. Owner, engineering consultant, and contractor will be required to attend the meeting.
- 5) After final review set of plans and drainage report is accepted by McGoodwin, Williams & Yates, applicant must submit 3 sets of full-size plans, 1 set of half-size plans, and 2 copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

He stated that the items below can be addressed in the construction plan submittal:

- 1) Final Drainage Report with completed checklist.
- 2) Runoff from parking lot can't flow over the sidewalk into the street so the curb cut still shown on the plans must be removed and some type of inlet provided. (Need a drainage structure.)
- 3) Parking lot lighting is not permitted in the right-of-way.
- 4) Engineer must provide a detail for the proposed drive entrance on Double Springs Road and referred them to the City's Sidewalk Ordinance for proper grading of sidewalk. They must also provide spot elevations on the grading plan at the entrance.

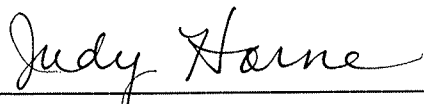
With regard to the landscaping, Commission was in agreement to allow them to use the new revised landscaping guidelines when/if they are approved. They further agreed that trees on the east side of property by Double Springs Road might be a site hazard for children. Therefore, they were asked to plant the trees that should have been on Double Springs side in other areas of the property.

Chairman Mann called for question and the large scale development for Dairy Queen (with conditions set out by Chris Brackett, City's Engineer, was approved unanimously.

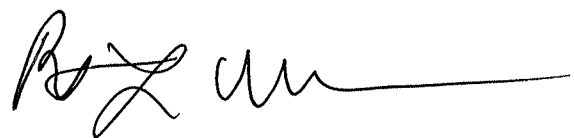
6. Public Hearing for Revised Landscaping Ordinance:

Commissioners had been provided with a copy of proposed revised landscaping ordinance. Gerry Harris moved that a public hearing be set for Monday, April 25 (next meeting) for the revised landscaping ordinance. Approved by Jay Moore and passed unanimously.

7. Adjournment: Having no further business, Bobby Wilson moved to adjourn, seconded by Gerry Harris and passed unanimously.



Judy Horne
Secretary, Planning Commission



Robert Mann
Chair, Planning Commission