

Planning Commission Minutes
June 1, 2015

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

PRESENT

Toni Bahn
Robert Mann
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Josh Clary
Sean Schader
Matt Hutcherson

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

2. Approval of Minutes: Minutes of April 27, 2015 were approved. Minutes of March 23, 2015 will be approved at the June 22, 2015 Planning Commission meeting.

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

4. Public Hearings:

A. Conditional Use for Sale of Fireworks - Hale Fireworks representative Carla Hefner requested conditional use of property at 120 N. Holland for a fireworks stand. All requirements have been met for this use.

City Attorney Steve Tennant reminded of dates when fireworks stands can be in operation. Hearing no public comment, Chairman Mann called for vote which was unanimous approval.

B. Conditional Use for Sale of Fireworks – Meramec Specialty Company representative David Stewart requested conditional use of property at 380 W. Main Street (across from Walmart) for a fireworks stand. All requirements have been met for this use. Hearing no public comment, Chairman Mann called for vote which was unanimous approval.

5. New Business:

A. Variance Request – Farmington Church of Christ representatives Sam Annable and Bob Beeler requested Landscape Ordinance variance so they could plant less vegetation and remain within their budget for their church’s building expansion to add an auditorium at their location at 41 West Main. There were no comments from citizens. During discussion it was noted that:

- 1) The entire property has very heavy vegetation that provides a visual screen for adjacent property owners.
- 2) Six very large trees will not be removed as a result of expansion, which provides some credit toward number of required trees.
- 3) There is absolutely no room on the west side of building for landscaping due to original layout and also due to the drainage design.
- 4) The church does propose reasonable and appropriate landscaping in front of the church within the very limited amount of space between the church, sidewalk, and street.

5) Church does propose appropriate landscaping on east side of the addition.

The City's Engineer Chris Brackett had no comments.

Chairman Mann called for question and the landscaping variance was approved unanimously.

5. New Business:

B. Large Scale Development – Farmington Church of Christ Auditorium Addition presented by Rickett Engineering, Inc. - Representatives Sam Annable and Bob Beeler agreed to comply with additional requests of City's Engineer that were listed in his May 19, 2015 memo to Planning Commission:

- 1) Submit two (2) copies of the filed easement plat before final approval of the plans. A copy of the proposed easement plat should be submitted to McGoodwin Williams & Yates for review prior to filing.
- 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 approval 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 this conference.
- 4) After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and one (1) set of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

The following comments can be addressed in the construction plan submittal:

- 1) More details are needed on the outlet of the detention area.
- 2) The extremely flat slopes of the drainage channels will require that a concrete trickle channel be installed.

Chairman Mann asked for public comment and Charles Watkins, an adjacent resident on Church Street, expressed his concerns regarding how close the parking area would be to his property line. It will not be as close as the current paving in that area. He also asked for further clarification regarding drainage plans and protection from water flow. City Engineer Brackett assured him that all measures will be taken to meet the 100-year flood standards. Call for the question was made to approve the LSD with Chris Brackett's comments from memo dated May 19, 2015. All were in favor.

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