

## Planning Commission Minutes August 28, 2023 - 6 PM

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

### **PRESENT**

Robert Mann, Chair  
Chad Ball  
Howard Carter  
Gerry Harris  
Judy Horne  
Keith Macedo  
Norm Toering  
Bobby Wilson

### **ABSENT**

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector

- 2. Approval of Minutes:** The July 24, 2023 minutes were approved as written.

- 3. Comments from Citizens:** City Business Manager, Melissa McCarville stated that the City of Farmington has been dropped from the Goose Creek lawsuit. Chad Ball asked who was still listed in the law suit; Jorgenson Engineers, City Engineer Chris Brackett and his company, Olsson, and developers DR Horton and Riggins.

### **Public Hearings:**

#### **4A. Set Public Hearing to adopt Park Plan:**

Commissioners briefly discussed the proposed Park Plan because a few minor changes had been made since the work session. Melissa McCarville and Jay Moore had looked at items in question and made several minor changes. Sarah Geurtz said her changes included some clearer visuals, and the objectives and the matrix were reorganized as had been requested.

Keith Macedo was concerned that he was being asked to vote on something he had not seen until the meeting and there were a few citizens present, so it was decided to have Ms. Guertz briefly go over the highlighted changes and also give a brief summary of the Park Plan even though the public hearing will be set for the next Commission meeting.

Keith Macedo said he had encouraged having the school playgrounds open for general city use, but he has had second thoughts and is now opposed to it and thinks it needs to be removed from the Plan. Bobby Wilson agreed, for liability reasons.

Keith Macedo moved to remove under objectives 2.1 “public school playground for after hours” as an objective. Bobby Wilson seconded the motion which was approved 6 - 1 with Norm Toering voting “No”.

Chad Ball asked if the park total acreage would be adjusted before the next meeting. It will be.

Regarding maps of future parks driveshed and walkshed, Keith Macedo thought the two maps should be combined. The other commissioners disagreed and felt it should be left as it is now.

Chad Ball had hoped the Parks Plan would mirror the Master Transportation Plan and give a more specific map of where parks might be placed. There is general direction which is a starting point where a Parks Committee and others could use for parks placement. Sarah recommended that the various city entities get together and look at the Master Transportation Plan and this Park Plan soon to start identification of possible locations.

Gerry Harris asked how many people were on the Parks Committee and Melissa said Council member Sherry Mathews is chair but she doesn't think it is very active. Judy Horne felt the Parks Committee should have Planning Commission representation on it as well as other citizens and that it needs to be formed and begin to be active immediately. The other commissioners agreed with this recommendation.

Judy Horne moved to set a public hearing for the next meeting on September 25 at 6 PM, to allow the public to make comments about the proposed Parks Plan for the City of Farmington with the change to remove the recommendation that all schools be included as part of the plan. Bobby Wilson seconded the motion and it passed unanimously 7-0.

#### **4B. Set Public Hearing to amend ordinance requiring park dedication or payment in lieu of.**

Keith Macedo asked if a section of the amendment that refers to the City Board of Adjustment could be changed to City Council. The answer is no, because the Zoning code says "Board of Adjustment." Robert Mann suggested just striking "Board of Adjustment" from this ordinance amendment.

In section 2) Fee In-Lieu of Parkland Dedication, b) (iii) the word "impossible" was recommended to be changed to "unreasonable" and that had been done.

Norm Toering was concerned about the city use of these "in-lieu" fees. He wants to be sure that moneys collected but not used, be rolled over to the next year's budget, staying in that same fund. He noted that the City has collected a ton of money over the last five years in lieu of parkland. He wanted to make sure that the money we are collecting stays in the correct fund for parkland and not in the General Fund and to be able to see exactly how it is being used.

Judy Horne said she wants to make sure that the money is going to the park fund and not to the ball park. She expressed concern about the large amount of money that has been spent on that park. Bobby Wilson said the ball park is part of the park system, and it gets used a lot. Chad Ball said it is the biggest money generating park that we have in the city. Judy Horne did not agree that it was a money maker for the city.

Keith Macedo asked if a separate Farmington Parkland Dedication fund could be in the budget. Then, it would make it easy to track and keep record of exactly where the In-lieu-of-park-land money was going.

Melissa McCarville said it would be a lot of work to change, but that this recommendation could be included in this amendment. Then when sent to the City Council, if they don't want to add it, they can strike it.

Most commissioners agreed that the suggestion for a separate Farmington Parkland Dedication Fund to be included in this proposed amendment. Motion was made by Judy Horne and seconded by Norm

Toering for the words Farmington Parkland Dedication Fund be included in this proposed amendment. Motion passed 6-1 with Bobby Wilson voting "No."  
Several commissioners will also try to attend the Council meeting when this is presented to them.

Chad Ball moved to set Public Hearing subject to the changes and additions that were made. Gerry Harris seconded the motion which passed 6 – 1, with Bobby Wilson voting "No."

#### **4C. Discuss Regional Planning's Open Space Plan.**

Sarah Geurtz said a number of years ago Northwest Arkansas Regional Planning worked to find special open pasture and tree land and historical properties in the Northwest Arkansas area. Then they put a lot of information in the GIS program, the Open Space Plan. Now, the NWARPC is asking cities to approve the completed plan. Also, in the future, they may ask cities for funding commitments to purchase open land for conservation purposes.

Melissa McCarville said the city is looking for recommendation from the Planning Commission to send the resolution to the City Council. However, although it appears favorable at first look, the Planning Commissioners all wanted to read the resolution and information first before making the recommendation to send it to the City Council.

Chairman Robert Mann made the recommendation to bring it back to the next meeting.

**Adjournment:** Having no further business, Bobby Wilson moved to adjourn, seconded Norm Toering; motion was approved, and meeting was adjourned.



Judy Horne, Secretary



Robert Mann, Chairman