

Planning Commission Minutes
June 25, 2018

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

PRESENT

Gerry Harris
Robert Mann, Chair
Judy Horne
Toni Bahn
Howard Carter
Matt Hutcherson

ABSENT

Jay Moore
Bobby Wilson

City Employees Present: Melissa McCarville,
City Business Manager;; Steve Tennant, City
Attorney; Chris Brackett, City Engineer

2. **Approval of Minutes:** May 21, 2018 Minutes were approved as written.
3. **Comments from Citizens:** No comments from citizens.

PUBLIC HEARING

4A. Variance Request to allow two habitable dwellings on one property- 548 Rheas Mill:

Ginger Hesse was present to discuss the request.

Comments from the City:

Steve asked about having a septic system and if would have to be separate. Ginger answered that they will have to talk to Washington Water Authority and the Health Department to get information. Judy had questioned if they were going to use manufactured homes. Gerry asked about if they needed a zone change or do a lot split. Melissa replied that they would not meet the requirements for a lot split because of the size of lot. They would have over the 60% allowable coverage if they were to do a lot split. Chris Brackett referred to the building codes and set back requirements to make clarification of why they needed to do a variance instead of a lot split. Judy had concerns due to the neighbors being close to where the structure would be located.

Public comment: Miranda Lundsford-548 Rheas Mill reiterated the reasons why they had to request a variance vs. the lot split. She stated that there were easement issues as well as the set back and road frontage.

Robert Mann called the question to approve the variance request for 548 Rheas Mill. Upon roll call, the ayes were: Toni Bahn, Howard Carter and Matt Hutcherson. The no's were: Gerry Harris and Judy Horne. Absent were: Jay Moore and Bobby Wilson. The motion was passed 3-2.

4B. Variance Request of the landscape ordinance presented by Civil Design Engineers, Inc.:

Ferdie Fourie was present to discuss the request.

Comments from the City:

Melissa stated that the City liked how it was easy to access the area. Steve concurred with Melissa's comment. Judy asked about the costs. Chris Brackett addressed Judy's question and stated that to move the park dedicated area to connect to the existing park area would be better and beneficial rather than keeping it as they originally proposed away from the rest of the park dedicated area. The money is well spent this way.

Public Comment: No public comment.

Robert Mann called the question to approve the variance request for landscaping. Upon roll call, the motion was passed unanimously.

4C. Large Scale Development- Magnolia Coffee House presented by John Henderson:

Bradley Bridges was present to discuss the request. He stated that it will be a double drive thru with no seating in or around the building.

Comments from the City:

Chris Brackett read his memo for the Commission as follows; "The Large Scale Development Plan for the Magnolia Coffee House has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments:

1. All connections to the water and sanitary sewer systems must be approved by the City of Fayetteville.
2. 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 this conference.
3. After a final review set of plans and drainage report has been accepted by Olsson, the applicant should submit to Olsson three (3) sets of full size plans and two (2) sets of half size plans, and two(2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution."

Judy asked about the landscaping for the frontage to Highway 62. Mr. Bridges replied that with the utility easements they are unable to put any landscaping to the Highway 62 frontage. Gerry Harris recused herself due to having family ties to the company.

Public Comment: No public comment.

Robert Mann called the questions to approve the Large Scale Development- Magnolia Coffee House. Upon roll call, the Aye's were: Judy Horne, Toni Bahn, Howard Carter and Matt Hutcherson. Gerry Harris recused. Absent were: Jay Moore and Bobby Wilson. The motion passed.

4D. Large Scale Development- City of Farmington Maintenance Building:

Geoff Bates with Bates and Associates was present to discuss the request.

Comments from the City:

Chris Brackett read his memo for the Commission as follows; “The Large Scale Development Plan for the City Maintenance Building has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. All connections to the water and sanitary sewer systems must be approved by the City of Fayetteville.
2. A Flood Plain Development Permit will be required for this project prior to construction plan approval.
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 this conference.
4. After a final review set of plans and drainage report has been accepted by MWY, the applicant should submit to MWY three (3) sets of full size plans and two (2) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.”

Judy Horne addressed the plans did not have the plants marked on the Broyles side. James Key with Key Architectures stated they changed the plans to accompany more square footage and to mirror the school in design. Robert Mann asked if there was going to be heating and air in the building. It was stated that it would be minimal and would prevent frozen pipes in the winter as well as keep it cool enough for the Street/Parks Department to work. Judy Horne asked if it could be metal siding. Melissa McCarville stated that in commercial zoning that it can be done.

Public Comment: No Public Comment.

Robert Mann called the question to approve The Large Scale Development- City of Farmington Maintenance Building. Upon roll call, the motion passed unanimously.

4E. Final Plat- Windgate Subdivision:

Geoff Bates with Bates and Associates was present to discuss the request.

Comments from the City:

Chris Brackett read his memo for the Commission as follows; “The Final Plat for the Windgate Subdivision has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. All public improvements including the sidewalk along Rheas Mills and along Lot 28 must be completed and a Final Inspection scheduled. All punch list items must be completed and acceptance prior to final approval of the final plat.
2. A one- year Maintenance Bond to the City of Farmington for all public improvements with the exception to the water and sanitary improvements must be provided prior to signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
3. If the sidewalk construction is to be delayed until the home construction then the developer shall provide and escrow account in accordance with Ordinance No. 8.1 (C), 3 (A). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
4. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the Developer shall provide the paid invoice from the electric company for these lights.
5. Provide one original and 6 copies of the recorded plat to the City.

It was explained that Ozark cannot pay the invoice until Final Plat is accepted. Chris Brackett said to omit to pay until after the Final Plat is approved and hold all permits until the invoice is paid.

Public Comment: No public comments.

Robert Mann called the question to approve The Final Plat- Windgate Subdivision. This is based on the amended memo from Chris Brackett. Upon roll call, the motion passed unanimously.

6. Adjournment: Having no further business, meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair