

Planning Commission Minutes February 27, 2023 at 6 PM

1. **ROLL CALL** – Meeting which was available in person was called to order by Chair Robert Mann. A quorum was present.

PRESENT

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

ABSENT

City Employees Present: Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Mayor Ernie Penn; Jay Moore, City Attorney; Bill Hellard, Fire Chief; Chris Brackett, City Engineer

2. **Approval of Minutes:** The January 23, 2023 minutes were approved with a correction as follows:

“Having no further discussion, Robert Mann called the question to ~~table~~ **approve** the Preliminary Plat for Goose Creek Ph. 5.”

3. **Comments from Citizens:**

Phyllis Young- 546 Goose Creek: She asked for a reversal of approval of Phase 5 of Goose Creek Subdivision. She said her property had not flooded prior to the Goose Creek development. She didn't like the idea of allowing approval on more phases before the other phases are nearly completed. She felt they should have to finish most of the current phases prior to any further approval. She has heard the city's engineer say there is not to be more water than what already existed, and there is lots more now. She thinks the City should be protecting the citizens.

Public Hearings:

4A. Rezoning from R-1 to PUD for property located off S. Grace Lane owned by Riverwood Homes LLC as presented by Crafton Tull:

Ali Carr with Crafton Tull Engineering was present to discuss the request for rezoning to correct previous mistakes, correcting the legal description for phases 1-3 and to present phases 4-6. Commissioners only considered the rezoning. (Phase 3 was never sent to City Council for rezoning.) They will return later with preliminary plat for development of phases 4-6. This is not changing anything from what was approved for phases 1-3. She stated that there are no minimum lot size changes and no setback changes. In Phases 4-6 they are asking for reduced number of buildable lots from 120 lots to 115 lots.

Further, they plan to revise the detention pond size on Phase 3 which will be done by Crafton & Tull. It will be smaller than the one shown previously.

Norm Toering asked if the lot widths for Phases 1-3 were set at 115 or 120. They are not changing. The width will remain at 120 feet. Phases 4-6 will be changed to 115 feet.

In answer to his concern about one of the detention pond's design and flow onto Twin Falls, Ms. Carr said there was an error in the drainage report which caused the detention pond to be oversized. In Phase 4, the drainage will no longer run through an open ditch but will go through concrete drainage under the street.

Public comment:

306 jph
Jill Toering - 306 Claybrook Drive: She was reassured regarding the change to detention pond and drainage. She asked if the lots that back up to Twin Falls will be bigger houses and lots as Riverwood previously agreed to.

Ali Carr said they will build the larger homes and are proposing 10 foot side setbacks rather than 5 feet for Lots 1-22. Front setback will be 25'; Rear setback 20'.

Chad Ball wondered about any net increase in lots from what was originally passed. Ali Carr said this will not create more lots for Phases 1-3. Phases 4-6 will have 202 lots.

There will be a pedestrian-friendly access into the ball park. However, there will be no parking on this stub out. They will run this access to the property line and then the City will connect it to the ball park.

Judy Horne said the developer had not used wrought iron fencing around the existing cemetery nor landscaped the detention ponds as required by the Landscape Ordinance as they had agreed to previously. Ms. Carr said they will landscape detention ponds as required and will put a wrought iron fence around the cemetery which currently has a plastic white fence and barbed wire around it.

Having no further discussion, Robert Mann called the question to approve the rezone for property located off S. Grace Lane. Upon roll call, the motion passed unanimously.

4B. Large Scale Development for Farmington Vet Clinic located at 30 W. Main St. owned by Farmington Clinic Properties, LLC as presented by Engineering Services, Inc.:

Brandon Rush with ESI was present to discuss the request. The new clinic will be 3,300 sq. ft. and will be constructed behind the old building. Chris Brackett read his memo as follows:

"The Large Scale Development for the Thrive Pet Healthcare has been reviewed and it is my opinion that the Planning Commission's approval should be conditional on the following comments.

1. The addition shown on these plans will have to be resubmitted to the Planning Commission for approval due to the necessary fire improvements needed for the addition.
2. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
3. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
4. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval

prior to signatures.

5. A sign permit will be required for the construction of any signage for this project.
6. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
7. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City two (2) sets of the full size plans and two (2) sets of the half size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

After discussion from citizens living in that area, Chris Brackett added an additional item to his recommendations:

8. Street improvements to White Street and connectivity issues must be approved by the Planning Commission.

There will be variances to be considered next month. There is currently a dirt path on the back side of the property with no public access. One variance will allow access for the trash truck to go to the back side of the property to reach the dumpster. There is a 4 foot grade variation and there will be no exit off the back of the property to White Street. They will be building the new parking lot where the old building now stands, once the new building is completed. It will accommodate both employees and customers. There will be deterrents set up in the rear so public doesn't access it as well as for the parking.

Public comment:

JC Spencer- 48 White St.: This will be directly in front of his property. He asked for a “No Outlet” sign to be put on White Street. He also requested that they leave the trees and shrubs to provide more privacy to the houses back behind the clinic.

Melissa McCarville said a No Access sign could be put up now.

Samantha Stonecypher - 32 White St.: She had the same concerns as Mr. Spencer. She also expressed concern over her 30 foot piece of property that had been right-of-way vacated by the City. She was assured that she will retain ownership.

Melissa Spencer- 48 White St.: She was concerned about how trucks will access the dumpster?

It was noted that the dumpster will be landscaped and will have a fence around it as required in the city's Landscape ordinance. They plan to plant 8 trees as per the landscaping ordinance.

Chad Ball moved that another condition for approval is that the sidewalk be brought up to City standards at the Hwy 62 frontage. Norm Toering seconded the motion which passed unanimously.

Having no further discussion, Robert Mann called the question to approve the Large Scale Development for Farmington Vet Clinic subject to Chris Brackett's memo, the additional item #8 and

improvements to the sidewalk to bring it up to City standards. Upon roll call, the motion passed unanimously.

It was noted that the next Planning Commission meeting will be on March 27, 2023 at 6 PM.

Adjournment: Having no further business, the in-person Planning Commission meeting was adjourned at 6:35 PM.



Judy Horne, Secretary



Robert Mann, Chair