

City of Sherwood Planning Commission
Minutes
January 12, 2010

The Sherwood Planning Commission met for there regularly scheduled meeting on January 12, 2010, in the City Council Chambers at 2201 East Kiehl Avenue.

Chairman Freddie Hudson called the meeting to order.

Members Present

Lucien Gillham – Chairman
Freddie Hudson
Rodney Freeman
Forrest Penny
Albert

Staff Present

Ellen Norvell – City Engineer
Dwight Pattison – City Planner
Steve Cobb – City Attorney
Barbara Monroe – Secretary

Lucien Gillham made a motion to approve the minutes of the December 8, 2009 meeting and the December 11,2009 special meeting. Forrest Penny seconded the motion.
The roll call vote was unanimous.

Replat of Lots 12 and 13, Block 4, Glenn Hills Addition., Thomas Engineering Company, Agent. Staff Comments: Dwight Pattison said the resulting lot is irregular in shape but it does comply with minimum standards of the subdivision regulations. Ellen Norvell agreed and suggested to owners that they obtain approval and a permit before any kind of construction occurs. Dwight and Ellen recommended approval of the plat. Lucien Gillham made a motion to approve the plat. Forrest Penny seconded the motion. The roll call vote was unanimous.

A request for rezoning at 14818 Hwy. 107, from C-1 to C-4. Mark Hanley, Agent. Staff Comments: Tom Brooks was present to support the request as well as Mr. Hanley. Mr. Brooks said the lot is unique and the size of the building really makes it unusual. He said Mr. Hanley was thinking of putting in a pawnshop with open display. Staff Comments: Dwight Pattison said the application states the building is being remodeled for C-4 use, however the distinction between C-3 and C-4 use is outdoor display and the building itself is not a factor. He recommended maintaining a C-3 use. Ellen Norvell said the concern is the size of the lot. She said it does not appear to meet the minimum area and width requirements as well as the landscape and parking requirements for a C-4 zone. She recommended maintaining C-3 zoning. Lucien Gillham said C-4 zoning should not be a problem in this area. Rodney Freeman said he had some concerns about C-4 zoning in this area. He mentioned the different possibilities for C-4 zoning. Mr. Brooks said

there would not be a lot of options for this particular lot, do to the size. Michael Hall of 14718 – 14712 Highway 107. He is against the rezoning because of the possibility of the different uses for a C-4 zone. He also expressed concerns about the size of the lot. Dwight Pattison said a pawnshop was allowed in a C-3 zone without outdoor display. Albert Harris made a motion to deny the request for rezoning. Rodney Freeman seconded the motion. The roll call vote was Harris – aye, Penny – nay, Freeman – aye, Gillham – nay, Hudson – aye. Mr. Hudson told Mr. Hanly they could appeal to City Council.

There being no further business, Forrest Penny made a motion to adjourn. Lucien Gillham seconded the motion. The roll call vote was unanimous.

ATTEST:

Barbara Monroe, Secretary

Freddie Hudson, Chairman