

**Planning Commission  
Minutes  
November 10, 2009  
7 p.m.**

The Sherwood Planning Commission met for their regularly scheduled meeting on November 10, 2009 at 7:00 p.m. in the City Council Chambers at 2201 East Kiehl Avenue.

Chairman Hudson called the meeting to order.

**Members Present**

Freddie Hudson - Chairman  
Lucien Gillham  
Rodney Freeman  
Albert Harris  
Forrest Penny

**Staff Present**

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

Commissioner Gillham made a motion to approve the minutes of the last meeting. Commissioner Penny seconded the motion. The roll call vote was unanimous.

Chairman Hudson asked that the agenda for Planning Commission be temporarily be suspended to hear Board of Adjustment request. Commissioner Gillham made the motion to suspend the agenda. Commissioner Penny seconded the motion. The roll call vote was unanimous.

**Subdivision Review**

**Preliminary Plat for lot 1, Robert and Edith Rhodes Subdivision. J.D. McDowall, Agent.** Mr. McDowall was present to discuss the request. Staff Comments: Dwight said the plat should reflect zoning, source of title including book number, page number or instrument number. Also, half street improvements are required unless a waiver is granted. He said Tract A would require an access easement or it could be re-platted into lot 1. He recommended approval contingent to comments. Ellen said waiver must be granted for half street improvements. She recommended approval contingent to comments. Mr. McDowall said he would be willing to do either. The commission said the

choice was his but decided they would need an amended plat before they could vote. Commissioner Gillham made a motion to defer the request for submittal of a amended plat showing access easement or a re-plat. Commissioner Harris seconded the motion. The roll call vote was unanimous.

## **Public Hearing**

### **Site Plan for Lot 10 Woodruff Creek Commercial. Thomas Engineering, Agent.**

John Pownall was present to discuss the request. Staff Comments: Dwight recommended approval contingent to access easement from Looper Rd. to Hwy. 107. Ellen concurred. There were no public comments. Commissioner Penny made a motion to approve the site plan contingent to access easement. Commissioner Gillham seconded the motion. The roll call vote was unanimous.

### **Site Plan for Oakdale Valley Addition. David Jones, Marlar Engineering, Agent.**

David Jones was present to discuss the request. Staff Comments: Dwight recommended approval based on comments. He said the title block should read site plan. Sidewalk on Oakdale should be identified. Schematic landscape plan in conformance with the zoning reg. landscaping plan should be reflected. Show dimensions and distance from structures to property lines. Proposed building coverage should be shown. Proposed number of parking spaces should be shown. Ellen recommended approval contingent to comments. She said access from Hwy 107 and Storm Drain connection to Hwy 107 must have AHTD approval. Oakdale is a minor arterial and half street improvements must be constructed to current City standards. There were no public comments. Commissioner Gillham made a motion to approve the site plan based on staff comments. Commissioner Harris seconded the motion. The roll call vote was unanimous.

**A rezoning request for 4600 East Kiehl Avenue from C-3 (General Commercial) to C-4 (Highway/Open Display), Abe Kassees, Agent.** Mr. Kassees was present to discuss the request. Staff Comments: Dwight said there is no C-4 along Kiehl Ave. frontage. He said the request does not conform with the current Land Use plan for that area. Ellen said the request does not conform to the current Land Use plan. This area reflects C-3 use and does not allow for open display. Doth recommended denial of the request. There were no public comments. Commissioner Gillham excused himself from the discussion. Commissioner Freeman made a motion to deny the request. Commissioner Harris seconded the motion. The roll call vote was (Hudson – aye, Freeman – aye, Penny – aye, Harris – aye). Chairman Hudson told Mr. Kassees he could appeal to City Council.

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

**Attest:**

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Barbara Monroe, Secretary

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Freddie Hudson, Chairman