

City of Sherwood
Planning Commission
Minutes
March 09, 2010

The City of Sherwood Planning Commission met for their regularly scheduled meeting on March 9, 2010 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
Forrest Penny

Members Absent

Albert Harris

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

Subdivision Review

Replat of lot 1 to lot R 1 St. Vincent's North Addition (First Arkansas Bank & Trust). Bond Consulting Engineers, Inc., Agent. Tommy Bond was present to discuss the request. Staff Comments: Dwight Pattison said 75' of the parcel has never been platted. Therefore, a Preliminary Plat must also be submitted. Show the access easement to the east of the lot as indicated on site plan and recording information. He recommended approval subject to comments. Also, provide a Bill of Assurance. Ellen Norvell recommended for approval. Lucien Gillham made a motion to approve the replat subject to the City Planners comments. Rodney Freeman seconded the motion. The roll call vote was unanimous.

Preliminary Plat for tracts A & B North Hills Shopping Center. Marlar Engineering Co. Inc., Agent. David Jones was present to discuss the request. Staff Comments: Dwight Pattison said 15' of right of way would need to be dedicated along North Hills Boulevard to at least point across from north line of Country Club Road., and ½ street improvements are required along

dedicated right of way and a plat note stating that the street widening will be provided at the time of development of the lot. He said the plat should indicate street cross section for required street construction. He recommended approval subject to comments. Ellen Norvell said she concurred with submittal of the plat showing street improvements. She recommended approval of the plat. Forrest Penny made a motion to approve the preliminary plat subject to staff comments. Lucien Gillham seconded the motion. The roll call vote was unanimous.

Preliminary Plat for lot 1, Manson Road Commercial Addition. James L. Butler, Agent. Mr. Butler was present to discuss the request. Staff Comments: Dwight Pattison said ½ street improvements are required along west and north property lines. A 40' setback is required along the north side of the lot. A storm drainage analysis must be approved by the City Engineer. A street cross section is required since ½ street improvements are required. He recommended approval subject to comments. Ellen Norvell concurred and recommended approval. Lucien Gillham made a motion to approve the preliminary plat for Lot 1, Manson Road Commercial Addition. Rodney Freeman seconded the motion. The roll call vote was unanimous.

Public Hearing

Site Plan for First Arkansas Bank and Trust, 2200 Wildwood. Bond Consulting Engineers, Inc., Agent. Staff Comments: Dwight Pattison said the source of the off site access agreement should be shown. He said he had discussed landscaping concerns with the architect and engineer. Structural dimensions should be added. He recommended approval subject to comments. Ellen Norvell recommended approval of the site plan. Forrest Penny made a motion to approve the site plan. Lucien Gillham seconded the motion. The roll call vote was unanimous.

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

ATTEST:

Barbara Monroe, Secretary

Freddie Hudson, Chairman

