

Sherwood Planning Commission Minutes

January 14th, 2020 - 5:00 p.m.

City Council Chambers

2201 E. Kiehl Avenue, Sherwood, AR 72120

Rob Middleton, Chairman

Agenda Items

1. Call to Order
2. Roll Call
 - Martin
 - Middleton
 - Bruno
 - Knight
3. Approval of December 10th, 2019 Meeting Minutes
 - Bruno made a motion to approve the December 10th, 2019_meeting minutes.
 - Martin seconded the motion.
 - Unanimous roll call vote to approve the December 10th, 2019_meeting minutes.
4. Approval of the Agenda
 - Chairman declared the Agenda set.
5. Election of Chairman
 - Knight made a motion to re-elect Rob Middleton as Chairman of the Sherwood Planning Commission.
 - Bruno seconded the motion.
 - Roll call vote to re-elect Rob Middleton as Chairman of the Sherwood Planning Commission. Martin, Bruno and Knight voted to approve, Middleton abstained.
6. Election of Vice-Chairman
 - Bruno made a motion to re-elect Blake Martin as Vice-Chairman of the Sherwood Planning Commission.
 - Knight seconded the motion.
 - Roll call vote to re-elect Blake Martin as Vice-Chairman of the Sherwood Planning Commission. Middleton, Bruno, and Knight voted to approve, Martin abstained.
7. Discussion on Proposed Revisions to the Zoning Code regarding Fences
 - Richard Penn, City Engineer, spoke about the permitting of fences. He stated that we do not expect to receive a permit request for a commercial building because it is typically specified in the plat when they are approved. He discussed the freedom of a citizen doing whatever they want on their property (in this case a fence), without

blocking any view. The city needs to make sure it does not obstruct vision. He asked the board if they had any suggestions that would be an absolute deal breaker to letting a property owner do anything that they wanted on their property regarding fencing. Martin, Penn, and Bruno discussed a list of possible materials that could be used to make a fence.

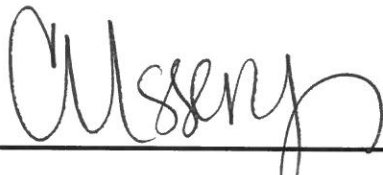
- Penn asked the Board Members to discuss any issues that they believed could arise. Kevin Gambrill, Contracted City Planner, mentioned that when he read the Zoning Code he thought that he had an idea of the fence regulations, but it still was not clear. He stated that the Zoning Code mentions screening, which is presumed to be a fence but could be multiple different items including vegetation.
- Chairman spoke about the zone specific requirements for fencing and screening.
- Mr. Penn asked the Board to list issues that could arise.
- Bruno stated that height could be an issue.
- Mr. Penn made note that we do not enforce Subdivision Bills of Assurance, their rules may be stricter than the city's rules.
- Chairman stated that there needs to be a vision triangle at the corner of an intersection. This is an area 25 feet back on each side that you cannot do anything to obstruct vision. He also stated that for the front yard there should be nothing over 3 feet and nothing opaque.
- Martin mentioned that Andy Wilson had discussion regarding the difference between a fence and a retaining wall.
- Andy Wilson spoke at the podium, he recommend that the recommendation for front yard fences should be 3.5 feet because that is a common dimension for front yard fences. He stated that the city does need a definition between a retaining wall and a fence. He asked if the vision for Sherwood included having fences in the front yard of a few houses in each neighborhood. He discussed that we should open up the thinking in terms of fence ordinance. He stated that we want an opaque screen between residential use and any other use. He stated that Sherwood is unique by not wanting fences to cause a sight distance issue for the surrounding lots of the property that is fenced.
- Martin stated that the 42" fence height should be fine since that is a standard size for the front yard fences.
- Chairman asked that in the future, graphics be used to help define front, rear, and side yard setbacks.
- Gambrill stated that once it is defined in zoning it can then be referenced in different aspects of development. He spoke about how the Landscape Ordinance slightly touches the topic of fences but does not give much needed information.
- Chairman stated that we needed to keep the section that discusses fences in mobile home parks and mini storage area, and if there is conflict regarding fences in the conditional use zone for mini storages it needs to be fixed. He also mentioned making sure that there is not conflict in the landscaping section.
- Gambrill discussed changing the language regarding screening.
- Chairman asked Mr. Penn to bring a draft to Planning Commission so that the Planning Commission can take a recommendation to the City Council.

- Everyone agreed that the front yard fences should be limited to 42” in height, not opaque, and should be architectural in nature (no chain link).
 - Bruno asked what would happen if someone had a small retaining wall and wanted to put a 42” fence on top of it.
 - Penn stated that the language should read that the overall height is 42”.
 - Chairman stated that there should be some parameters regarding slope as an example, and that he wants the regulations easy and simple enough to be enforced without having to make exemptions.
8. Old Business
Chairman made note that the council did adopt the Sherwood 2040 Comprehensive Plan.
9. New Business
No new Business
10. Adjournment
- Bruno made a motion to Adjourn.
 - Martin seconded the motion.
 - Unanimous roll call vote to Adjourn.

PASSED AND ADOPTED THIS 11th DAY OF February, 2020.



PLANNING COMMISSION CHAIRMAN



PLANNING COMMISSION SECRETARY