

Sherwood Planning Commission Minutes

February 8th, 2022 – 5:00 p.m.
2201 E. Kiehl Avenue, Sherwood, AR 72120
Rob Middleton, Chairman

Agenda Items

1. Call to Order
2. Roll Call
 - Martin
 - Middleton
 - Bruno
 - Gillham
 - Knight
3. Approval of January 11th, 2022 Meeting Minutes
 - Martin made a motion to approve the January 11th, 2022 Meeting Minutes.
 - Knight seconded the motion.
 - Unanimous roll call vote to approve the January 11th, 2022 Meeting Minutes.
4. Approval of the Agenda
 - Chairman declared the agenda as set.
5. Preliminary Plat of Lot 1, Martin Acres. Blake Martin, Owner.
 - Shelby Schmittou, City Planner, stated that this is a replat of Lot 40, Park Hill Addition and two unplatted parcels, for a total of 7.60 acres. The plat meets requirements and Staff recommends approval.
 - Knight made a motion to approve the Preliminary Plat of Lot 1, Martin Acres.
 - Gillham seconded the motion.
 - Martin abstained. Middleton, Bruno, Gillham and Knight voted to approve the Preliminary Plat of Lot 1, Martin Acres.
6. Final Plat of Lot 1, Martin Acres. Blake Martin, Owner.
 - Ms. Schmittou explained that this Final Plat meets requirements. Staff recommends approval.
 - Knight made a motion to approve the Final Plat of Lot 1, Martin Acres.
 - Bruno seconded the motion.
 - Martin abstained. Middleton, Bruno, Gillham and Knight voted to approve the Final Plat of Lot 1, Martin Acres.

7. Final Plat of Lots 18 and 19, Hum's Subdivision. Jim Butler Surveying, Agent.
 - Ms. Schmittou stated that this Final Plat meets requirements. Staff recommends approval.
 - Martin made a motion to approve the Final Plat of Lots 18 and 19, Hum's Subdivision.
 - Knight seconded the motion.
 - Unanimous roll call vote to approve the Final Plat of Lots 18 and 19, Hum's Subdivision.

8. Final Plat of Lots 1-29, Millers Glen Phase 8. Thomas Engineering, Agent.
 - Ms. Schmittou explained that this Final Plat meets requirements. Staff recommends approval.
 - Bruno made a motion to approve the Final Plat of Lots 1-29, Millers Glen Phase 8.
 - Martin seconded the motion.
 - Unanimous roll call vote to approve the Final Plat of Lots 1-29, Millers Glen Phase 8.

9. Old Business

10. New Business
 - Jim von Tungeln –Zoning Code Revision Update
 - Mr. von Tungeln stated that he has started amending the Development Code or Subdivision Rules and Regulations, while the Commission and staff are reviewing the Zoning Code changes. There are some preliminary items to discuss with Staff. The Site Plan Review is triggered by specific zoning, the Landscape Code, a Conditional Use request and Land Use Development request. We have stated that the Site Plan Review in conjunction with the Rezone request be eliminated. It is expensive for the applicant and the city cannot hold a developer to that specific Site Plan when it was rezoned. He proposes Site Plan Review be moved to the Development Code. It would be based on specific, finite reasons of traffic, density, height, bulk, compatibility of egress/ingress designs with surrounding properties. The benefits would be to consolidate the review into one document. There are some issues, as well, such as it being an administrative review rather than a quasi-judicial review. The elements of evaluation must be clearly defined. He stated that there will be several levels of Site Plan Review that would require only staff review in Level One, PRC review in Level Two, and then Planning Commission review in Level Three.

- Chairman quoted, “if it’s in the groove, you must approve.”
- Mr. von Tungeln stated that he spoke with the City Engineer about ordering a Traffic Count book that will assist Staff in reviewing projects.
- Chairman stated that there will still be a Site Plan, it will just be located in the Development Code rather than the Zoning Code.
- Chairman asked if the Commissioners have read that Draft Zoning Code.
- Martin stated that he has not completed it yet, but he didn’t see any red flags.
- Chairman stated that it is hard to follow along with the strikethroughs, but he likes where it is headed.
- Mr. von Tungeln stated that another issue to discuss is short-term rental properties. He stated that it has become an increasing issue in other cities.
- Chairman stated that there are two things for the Commissioners to think on: 1 – would it be a good idea to put a Public Hearing requirement for the Land Use Plan changes in the Zoning Code and 2 – is there a way for mini-storages to be scaled appropriately according to adjacent uses.
- Mr. von Tungeln stated that he has been looking into that. There is a benefit having a small-scale facility in the residential areas and have the larger-scale developments in more industrial zones.

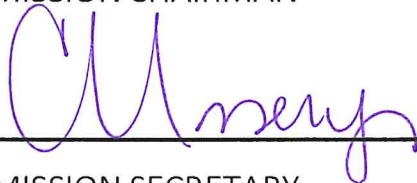
11. Adjournment

- Gillham made a motion to adjourn.
- Martin seconded the motion.
- Unanimous roll call vote to adjourn.

PASSED AND ADOPTED THIS 8th DAY OF March, 2022.



PLANNING COMMISSION CHAIRMAN



PLANNING COMMISSION SECRETARY