

Sherwood Planning Commission Minutes

March 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
 - Middleton
 - Bruno
 - Gillham
 - Knight [absent]
 - Martin
3. Approval of February 8th, 2022 Meeting Minutes
 - Martin made a motion to approve the February 8th, 2022 Meeting Minutes.
 - Bruno seconded the motion.
 - Unanimous roll call vote to approve the February 8th, 2022 Meeting Minutes.
4. Approval of the Agenda
 - Chairman added an item to give an update from City Council regarding mini-storage/self-storage.
 - Chairman declared the agenda as set.
5. Rezone request at 23S0010000600, along Hwy 107, from R-1 to C-3. Thomas Engineering, Agent. (Public Hearing)
 - Shelby Schmittou, City Planner, stated that this is lot was annexed in the late 80's and has remained vacant. It consists of 165' of Hwy 107 frontage. Staff sees no issues with a Rezone as it's a perfect fit for the area. Staff recommends approval.
 - Chairman opened the Public Hearing.
 - There being no comments, Chairman closed the Public Hearing.
 - Bruno made a motion to recommend the City Council approve the Rezone request at 23S0010000600, along Hwy 107, from R-1 to C-3.
 - Gillham seconded the motion.
 - Chairman pointed out that the elevation is higher at this location, there has been an issue in the past and he wants to make the developer aware there may be concerns in regard to that.

- Unanimous roll call vote to recommend the City Council approve the Rezone request at 23S0010000600, along Hwy 107, from R-1 to C-3.

6. Old Business

- Chairman informed the Commission that the Wandering Ridge mini-storage item that was sent to City Council went for its second reading in the February City Council meeting. The Council did not take action due to a discussion about what Conditions to place and what does a Conditional Use mean. The Council will be discussing Conditions on this item and possibly having a discussion for future Conditional Uses.

7. New Business

- Jim von Tungeln –Zoning Code Revision Update
 - Mr. von Tungeln stated that he is still waiting for responses to the Draft that was sent out.
 - He explained where Regulations come from.
 1. Planning Doctrine: Regulate within the definitions. The Plan (Sherwood 2040) is not Municipal Law, it is a Policy. It is the intent of how the City should develop for the next 40 years. The purpose of the Zoning Code and Development Code is to carry out or support the provisions of that Plan, not to regulate.
 2. Subdivision Review: An administrative review to make sure it meets the minimum standards of the Development Code. Such as suitability of land. Public opinion forms the plan and is involved in your regulations. Preliminary Plat review: The name is misleading. There is nothing Preliminary about this approval. After discussion with Staff, we are going to recommend the name of this process be changed to Development Plat.
 3. Conditional Use: Conditions should be achievable, enforceable, simple, and unique to the specific application.
 4. Planned Unit Development: These can represent permanent departures from normal zoning and platting procedures and should not be entered into lightly.
 - Chairman stated that the Mayor handed out a copy of the Draft to the Council members. He asked if Staff has received any comments.
 - Staff confirmed there were none.
 - Chairman asked if it was posted on the website.
 - City Engineer, Richard Penn, stated that it was not, but could be placed on there.
 - Martin stated that he has read half or more and has about eight comments. He will try to get those in next week.

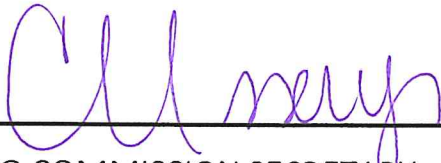
8. Adjournment

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

PASSED AND ADOPTED THIS 12th DAY OF April, 2022.



PLANNING COMMISSION CHAIRMAN



PLANNING COMMISSION SECRETARY