

**Call to Order:** Chairman Darrin Brock called meeting of the Planning Commission Meeting to order at 6:10pm. This was a virtual meeting and no attendance sheet was available.

**Roll Call:** Board Members present: James Walker, Frank Mocivnik, Brian Clark, Chase Henrichs and Michael Phillips. Tony Kaczoroski was absent. We had quorum.

**Approval of Minutes:**

**Motion to approve Corrected Minutes of January 12, 2021.**

**Motion:** Commissioner Clark

**Second:** Commissioner Mocivnik

**Vote Aye:** Walker, Mocivnik, Brock, Clark, Henrichs, Phillips

**Vote Nay:** None

**Motion to approve Corrected Minutes of January 12, 2021 were approved.**

**Public Forum:** Open: 6:14pm Closed: 6:14pm

**Consent Agenda:** None.

**Old Business:** None

**New Business:**

**Dan & Stan Cattle LLC – Informal Plat – 1905 Ladelle Ave.**

Karen Davis presented this item to the Commissioners. Property Owner is Dan Serrano. The property is being split into two tracts. Standard comments made by Springdale Water Services will be addressed and Roger Stone asked that access easement be shown on the exhibits and it will be shown before any plats are signed. Both tracts have access to end of Ladelle.

**Motion to approve Dan & Stan Cattle LLC – Informal Plat.**

**Motion:** Commissioner Phillips

**Second:** Commissioner Walker

**Vote Aye:** Walker, Clark, Mocivnik, Henrichs, Brock, Phillips

**Vote Nay:** None

**Motion to approve Dan & Stan Cattle LLC – Informal Plat approved.**

**Yum & Go Food Truck Court – Permit Renewal – 405 S. Bloomington St.**

Joe Rheingans asked that his permit be renewed and stated that things are going well for his business. According to Ordinance 993, his permit must be renewed annually. When asked about sanitary bathroom facilities, Joe replied that he has a porta potty on sight. He is working with an engineer to put in public bathrooms in near future.

**Motion to approve Yum-N-Go Food Truck Court – Permit Renewal.**

**Motion:** Commissioner Walker

**Second:** Commissioner Mocivnik

**Vote Aye:** Mocivnik, Brock, Walker, Henrichs, Clark, Phillips

**Vote Nay:** None

**Motion to approve Yum-N-Go Food Truck Court – Permit Renewal passed.**

**NWA Food Bank – CUP – 1423 Honeysuckle St.**

Eddie Kordsmeier stated the NWA Food Bank is relocating to Lowell at the corner of Pleasant Grove Road and Honeysuckle St. He was requesting approval for a CUP which will allow him to operate a warehouse, cold storage warehouse space and an agricultural crop area (grow a garden) like they have done at their previous location. A CUP is required for the previously stated uses.

**Public Hearing: Open: 6:26pm Closed: 6:35pm**

Alan Holder, 1623 Daisy Circle, was concerned about additional traffic, maintenance of roads, and type of coolant to be used in the cold storage warehouse.

Fred Willard, 1603 Daisy Circle, don't know what way to go, sounds good; end results may be different than what is planned.

1615 Daisy Circle – Object. Think it is fine to stay farm or single-family dwelling; but we do not need more traffic on that corner.

Ray & Kathy Saldivar – Cambridge Sub POA – Concern about intersection Honeysuckle and Pleasant Grove Rd. Concerned about large trucks on Honeysuckle driving on a narrow road on and S curve. Concerned about turning safely left onto Pleasant Grove.

Karen Davis addressed concerns of citizens. Traffic concerns will be addressed in Large Scale; and if warranted, there will be a traffic study. All developments are required to be responsible for road development to expand the road per Master Street Plan. This land is already zoned C2 and anything that is listed in Schedule of Uses under C2 that is permitted can go in there right now. The CUP is for warehouse space and agricultural gardening and both are required under our Schedule of Uses.

**Motion to approve NWA Food Bank – CUP.**

**Motion: Commissioner Walker**

**Second: Commissioner Phillips**

**Vote Aye: Walker, Henrichs, Clark, Mocivnik, Phillips, Brock**

**Vote Nay: None**

**Motion to approve NWA Food Bank – CUP approved.**

**Parkview Homes Phase II – Preliminary Plat – E. Apple Blossom Ave.**

Ally Harley– Crafton Tull – 43 lots directly east of Parkview Phase I. Connecting through the two sub streets in Phase I and providing stub to the east for further expansion. Water and Sewer will connect to Phase I as well. We have worked through comments by Springdale Water Utilities. We have a drainage easement at the northeast corner that has a concrete lined channel to handle the water that comes onto the site and to convey it north. A pond was built and designed in Phase I that accounts for Phase II buildout and we know that detention is necessary for this phase. Stormwater will be routed through this phase to the Phase I pond north of the site. Open space requirements have been met. A walking trail, parking and pavilion, benches and plenty of landscaping are planned. There are no wetlands on this site.

This is a submittal of a Preliminary Plat for Phase II. Tech Plat Review comments have been satisfied and staff feels the development is ready for approval.

**Motion to approve Parkview Homes Phase II – Preliminary Plat.**

**Motion: Commissioner Walker**

**Second: Commissioner Phillips**

**Vote Aye: Walker, Clark, Mocivnik, Brock, Phillips**

**Vote Abstain: Heinrichs**

**Vote Nay: None**

**Motion to approve Parkview Homes Phase II – Preliminary Plat approved.**

**Adoption of the 2021 Planning Commission Bylaws**

Amended to remove first paragraph under Article III.Meetings, Section 2. Second paragraph under same article, meetings shall be held on first & third Mondays.

**Motion to approve Amended & Adoption of the 2021 Planning Commission Bylaws**

**Motion: Commissioner Heinrichs**

**Second: Commissioner Phillips**

**Vote Aye: Walker, Heinrichs, Clark, Mocivnik, Phillips, Brock**

**Vote Nay: None**

**Motion to approve Amended & Adoption of the 2021 Planning Commission Bylaws approved.**

**Adoption of Revised 2021 Community Development Schedule**

Housekeeping to correct changes just made.

**Motion to approve Adoption of Revised 2021 Community Development Schedule.**

**Motion: Commissioner Clark**

**Second: Commissioner Mocivnik**

**Vote Aye: Walker, Heinrichs, Clark, Mocivnik, Brock, Phillips**

**Vote Nay: None**

**Motion to approve Adoption of Revised 2021 Community Development Schedule approved.**

**Motion passed unanimously to Amend Agenda to add election of officers.**

**Motion to elect Darrin Brock as Chairman passed unanimously.**

**Motion to elect Michael Phillips as Vice Chairman passed unanimously.**

**Planning Staff Items:**

**Planning Commission Training Session – City Attorney Kieklak**

**Next PC Meeting will be 2-01-21 under the revised Community Development Schedule**

**Discussions: None**

**Committee Reports: None**

**Adjourn: Motion to adjourn made by Commissioner Phillips; second by Commissioner Mocivnik. All were in favor. Meeting adjourned at 7:23pm.**

ATTEST:

APPROVED:

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Elizabeth Estes, City Clerk

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Darrin Brock, Chairman