



CENTERTON PLANNING COMMISSION
September 19, 2023 @ 6:00 PM
AGENDA

Public comment period after the introduction of each agenda item

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES – Planning Minutes – 09/05/2023

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

- A. HOP23-29- HAVERHOUNDS, LLC- Pet Care Services-** 198 Monroe St; Ridgefield (Zoned R3-SF)
Applicant: Michelle Haverkamp (Planner: SHartman)
- B. HOP23-30 INNOVBUILDS- Admin/Office for Interior Building Subcontractor-** 482 Rama St; Kimmel Ridge (Zoned R3-D) Applicant: Berenice Melchor (Planner: SHartman)

5. OLD BUSINESS

- A. Change to PC approved recommended amendments to code Section 14.04.04 K** – Maximum Building Coverage increased to 55% due to area remaining after setbacks applied.
- B. SUB22-12 KINYON PLACE– Preliminary Plat** - NW/C Kinyon & Keller Rd; Zoned R3-SF; 40 Ac /151 SF Lots; Owner: Paul Pinkley; Engr: ECE, Jason Ingalls (*Planner: DMorrisonLloyd*)
 - Preliminary Plans
 - Adjacent Street Agreement

6. NEW BUSINESS

- ORD A. TS23-04 STUBBS- Dedicating ROW-** 8778 Tycoon Rd; Zoned A-1; Parent Tract: 33.08 Ac/ Tract 1: 23.39 Ac/ Tract 2: 9.69 Ac; *Applicant: Paul Stubbs; Surveyor: (Planner: ENystrom)*
- B. DEV21-08 CHRISTIAN LIFE CENTER- Request for 1-year extension-** W side of Gamble Rd north of Valley Oaks Subdivision; Zoned R3-SF w/CU20-11 for Place of Worship; 2.80 Ac; *Applicant: James King; Engr: HALFF, Dirk Thibodaux (Planner: KKnight)*
- C. {PUBLIC HEARING} CU23-05 HITCH & GO RENTAL- Trailer Rentals-** 1151 Ellen Ray Lane (Lot 6 Forest Park PH 1; Zoned R3-SF; 0.26 Ac; *Applicant/Owner: Scott & Alison Paine (Planner: KKnight)*
- D. DEV23-05 FAIR STREET VILLAGE MOBLE HOME PARK – Preliminary Plans** - 280 Fair St.; Zoned R3-MF; Existing Mobile Home Park; 1.5 Ac; *Owner: Guy & Teresa Torelli (Planner: DMorrisonLloyd)*
 - Preliminary Plans
 - Adjacent Street Agreement
- E. FP2023-08 174 Centertpoint Dr – Request for Variance for Floodplain Requirement to elevate floor of garage conversion to above BFE instead of 3 ft above BFE**

7. OTHER BUSINESS

- A. Reports in Dropbox –**
 - Department Reports for Planning, Building Safety, Public Work, & Utilities
 - BMX Park Map; Modus Presentation on Centerton Rec Center to City Council on 9/12/23

NOTE: Although every effort on the part of the Planning Dept. is made to assure every Agenda is accurate and precise, periodically, due to unforeseen circumstances, items &/or public hearings appearing on this agenda may become withdrawn, tabled/moved to the next agenda, or subject to change with little to no notice. Citizens are encouraged to call City Hall/Planning Dept. (479-795-2750-option 4) to verify if an item of interest remains scheduled to be heard on this date.

8. ANNOUNCEMENTS

- A. Next Tech Review Meeting: 09/21/23 @ 2:00 PM (Zoom)
- B. Next Council Meeting: 10/10/2023 @ 6:00 PM
- C. Greenhouse Road Improvements – Public Input Meeting – Mon 10/02/2023 @ Bentonville Community Center from 4-7 pm. Public officials from 3-3:45 pm.
- D. Next PC Meeting: 10/03/23 @ 6:00 PM

9. ADJOURN

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