



CENTERTON PLANNING COMMISSION

May 7, 2024 @ 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 –
 - A. Planning Minutes – 04/16/2024
4. RATIFICATION OF ADMINISTRATIVE APPROVALS
 - A. HOP24-07 MAGNOLIA LAWNCARE- Administrative- 740 Tyler St.; Walnut Ridge Sub PH 2 (Zoned R2) Applicant: Jacob Detton (Planner: SHartman)
 - B. HOP24-09 FORCAL POINT BEADS- Jewelry Making- 430 Firewood Dr.; Centerpoint PH 2 (Zoned R3-SF) Applicant: Doug Newman (Planner: SHartman)
5. OLD BUSINESS
6. NEW BUSINESS
 - A. {PUBLIC HEARING} CU24-02 680 PACIFIC LC- Short Term Rental- 680 Pacific Ave (Zoned R3-SF) Applicant: Stephanie Cain (Planner: DMorrisonLloyd)
 - B. {PUBLIC HEARING} CU24-03 HALE’S FIREWORK – Firework Stand – 190 Keller Rd (Zoned C-2/4.6 ac) Owner: J HUFFAKER LLC; Applicant/Repr: Daniel Dartanian (Planner: DMorrisonLloyd)
 - C. {PUBLIC HEARING} CU24-05 ACE BATTING – Addition of Outdoor Lighting - 8700 N. Rainbow Farm Rd. (Zoned C-3/ 5.00 Ac) Owner/Repr: ACE Battering; Ramesh Jandhyala (Planner: KKnight)
 - D. {PUBLIC HEARING} REZ24-04 TOWER PARK-Rezone from A-1 to R3- SF, R3-MF & C-2- 11609 W. Ark. Hwy 72 (31.8 Ac) Owner: Anderson Custom Homes; Engr: Sand Creek Engineering, Dan Cole (Planner: Knight)
 - E. DEV22-10 BUSH ROAD HOMES- Preliminary Plans & Adjacent Street Agreement- Bush Road and Nottingham Lane (Zoned R-3 / 1.84 Ac/ 14 Dwelling Units) Owner: Twelvestone Construction and Design; Engr/Repr: Swope Engineering, Phil Swope (Planner: KKnight)
 - Discuss slope of open space
 - 6-month extension of preliminary plan approval
 - Adjacent Street Agreement Approval
 - F. SUB23-05 PARISE SUBDIVISION- Adjacent Street Agreement & Fee In Lieu Approval- 1601 Bliss Street (Zoned R3-SF/ 12.24 Ac/ 38 Buildable Lots) Owner: Sreenivas Parise; Developer: Sreenivas Parise; Engr: Bates and Associates, Geoffrey Bates (Planner: KKnight)
7. OTHER BUSINESS
 - A.
8. ANNOUNCEMENTS
 - A. Next Council Meeting: 05/14/2024 @ 6:00 PM
 - B. Next PC Meeting: 05/21/2024 @ 6:00 PM
 - C. Next Tech Review Meeting: 5/23/2024 @ 2:00 PM (Zoom)
9. ADJOURN

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NOTE: Although every effort on the part of the Planning Dept. is made to assure every Agenda is accurate and precise, periodically, for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.