CENTERTON PLANNING COMMISSION
April 21, 2020 @ 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 – 04/07/2020
4. OLD BUSINESS
   A. DEV19-02 Centerton Retail Center – Reapproval of plans, previously approved 4/16/19
5. NEW BUSINESS
   A. {Public Hearing} CU20-01 Woo Pig Mooie – BBQ Smoker & Dumpster-Beckendale Plaza (C-2)
   B. TS20-03 Christian Life Center – Gamble Rd. (R-3/10 Ac)
   C. TS20-04 Kuhlman Property – 9503 Rebel Rd. (11.12 Ac) COUNTY
   D. TS20-06 2188, LLC Property – Hwy 279 S/Vaughn Rd & Fish Hatchery (79.99 Ac)
   E. SUB19-05 Maple Estates Ph 2 Preliminary Plat – 1240 Silver Maple / R-2 / 53 Lots / 15.5 Ac
      ▶ Waivers Requested – <2’ min HGL for all storm pipes; <18” cover below pavement for storm pipes; <10’ maintainable area around detention ponds including Lot B, Ph 1A;
      ▶ Requirement to replat Lot B, Ph 1A with Ph 2 to correct overlap of property line with Lot 66, Ph 1C
   F. SUB20-01 Brookside Estates Preliminary Plat – SW/C Brookside and Rainbow Farm Rds. (R-2/140 SF lots /39.93 Ac)
      ▶ Waivers Requested – Use of round storm boxes instead of square; Storm pipe material in ROW & under roadway; Curb inlet spacing >400’
   G. SUB20-03 Short Subdivision (Minor) Final Plat – Short Rd. (A-1/422 Ac.)
   H. SUB19-12 Bliss St. Duplex Subdivision Preliminary Plat – 864 Bliss St. (RTH-D/54 lots/7.98 Ac)
      {FOR DISCUSSION ONLY of design and proposed waivers/variances}
6. OTHER BUSINESS
   A. Bentonville Rezone RZ20-0016 A-1 to C-2; NW corner of E Centerton Blvd & Tater Black Rd
7. ANNOUNCEMENTS
   A. Next PC Meetings: 05/05/2020 @ 6:00 PM
8. ADJOURN

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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.
(1) CALL TO ORDER - The Zoom Virtual Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:34 p.m.

(2) ROLL CALL - Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Amber Beale, Jerry Harris, Tiffany Morris, Craig Langford and Ty Manning. Others in attendance for the City were Mayor Bill Edwards, City Clerk/Recorder Todd Wright, City Attorney Brian Rabal, Planning Director Lorene Burns, City Planner Dianne Morrison Lloyd, Senior Planner Nicole Gibbs, City Planner Donna Wonsower, Fire Chief Matt Thompson, Director of Public Works Rick Hudson, City Engineer John Wary and Centerton Utilities Director Frank Holzkamper.

(3) Approval of the 3/17/2020 Planning Meeting Minutes -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 3/17/2020 and asked the Commissioners if they had any questions or concerns. There were none.

Jerry Harris made a motion to Approve the March 17, 2020 Planning Commission Meeting Minutes, with a 2nd from Tiffany Morris. All Commission Members voted in favor and the motion carried.

(4) OLD BUSINESS - None
(5) NEW BUSINESS-

A. {PUBLIC HEARING} REZ20-07: Steele Development – Holloway Road; 43.54 Acres; (R-2 to R-3 SF) -

Chairman Jeff Seyfarth introduced the item to the Commission.

**Joey Ingle made a motion to Open the Public Hearing for REZ20-07: Steele Development – Holloway Road; 43.54 Acres; (R-2 to R-3 SF), with a 2nd from Ty Manning. All Commission Members voted in favor and the motion carried.**

John Wary, of Morrison Shipley Engineers, representing the Applicant, addressed the Commission, stating that this request is to rezone 40 Acres on the south side of Holloway Road from R-2 to R-3. He said the R-3 Zoning is consistent with the Land Use Map. He said part of the reason for the Rezone Request is to get more density, to offset some of the land cost. Wary presented an exhibit from a Wetlands Biologist, that determines about 3 Acres along the west property line is potentially wet and jurisdictional. He said they are planning on leaving a 100’ strip along the west property line undeveloped, reducing the amount of Wetland Mitigation on the property. He said the Rezone from R-2 to R-3 will help offset the 3 Acre loss.

City Planner Donna Wonsower addressed the Commission, stating that this is a Rezone Request from R-2 to R-3 Single Family. She said the property is surrounded by A-1 Use except for R-2 on the west side but is directly adjacent to the new Junior High School on the north. She said Staff considers it consistent with the surrounding Rezones. She listed the R-3 Zoning Requirements. She said Holloway Road is currently an Arterial Road with 80’ ROW, but will be increasing to 90’ ROW with the new Junior High School. She said the Master Trail Plan identifies trails on Vaughn Road, South Main Street and Fish Hatchery Road nearby. She said the Adopted Land Use Plan designates this area as High Density Residential, therefore Staff considers this request to be compatible. She mentioned the Wetlands Exhibit that John Wary detailed for PC, pointing out that it is still undetermined. She said Staff supports this Rezone Request.

Chairman Seyfarth asked if there needs to be discussion about the Wetlands Determination still being outstanding, and whether they would need to come back to PC if the 3 Acres does not have to be left undeveloped. Joey Ingle said the R-3 Request already meets our Land Use Plan and he has no issue with it, with or without the wetlands.
Chairman Jeff Seyfarth opened the meeting to Public Comments.

There were No Public Comments.

Amber Beale made a motion to Close the Public Hearing for REZ20-07: Steele Development – Holloway Road; 43.54 Acres; (R-2 to R-3 SF), with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth asked the Commissions to consider the five (5) rezone criteria items:

1) Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES. Commission was in agreement that it is considered consistent with surrounding use.
2) Is the proposed rezoning compatible with the surrounding area and zones- YES. Commission was in agreement that it is compatible with the surrounding area.
3) Would all of the allowed uses in the new zone be compatible in this location- YES. Commission was in agreement that it is compatible.
4) Would the Rezoning provide a benefit to one land owner not shared by the whole neighborhood- NO. Commission was in agreement the there is not a non-shared benefit.
5) If the public is opposed, why- NO. There was no public comment.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff.

Joey Ingle made a motion to recommend Approval to the City Council for REZ20-07: Steele Development – Holloway Road; 43.54 Acres; (R-2 to R-3 SF), with a 2nd from Jerry Harris. There was a Roll Call. All Commission Members voted in favor and the motion carried.

B. {PUBLIC HEARING} REZ20-08: Carl Walker – Vaughn Road; 18.61 Acres; (A-1 to R-2 SF) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Ty Manning made a motion to Open the Public Hearing for REZ20-08: Carl Walker – Vaughn Road; 18.61 Acres; (A-1 to R-2 SF), with a 2nd from Jerry Harris. All Commission Members voted in favor and the motion carried.
Blake Jorgensen, of Jorgensen & Associates, representing the Applicant, addressed the Commission, stating that this request is to rezone 18.61 Acres from A-1 to R-2. He said this property is just west of the property that was just approved to R-3 earlier in this meeting.

City Planner Donna Wonsower addressed the Commission, stating that this is a Rezone Request from A-1 to R-2. She listed the R-2 Zoning Requirements, and said the intent is to develop this property for single-family homes. She said the property is surrounded mostly by Bentonville A-1, which is different than our A-1. She included Bentonville’s Zoning Classifications in the PC packets. She said that Bentonville found this request consistent with their R-1 Classification, and although it is not generally consistent with the surrounding Agricultural Zoning, considering the location of the new Junior High School, they do not believe this area will remain Agricultural. She said this area was not in the Centerton Planning Area when the current Land Use Plan was adopted, but as it is now in the Centerton Planning Area, the Proposed Land Use Plan shows this area as Single-Family Residential.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

There were No Public Comments.

Joey Ingle made a motion to Close the Public Hearing for REZ20-08: Carl Walker – Vaughn Road; 18.61 Acres; (A-1 to R-2 SF), with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth asked the Commissions to consider the five (5) rezone criteria items:

6) Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES. Commission was in agreement that it is considered consistent with surrounding use.
7) Is the proposed rezoning compatible with the surrounding area and zones- YES. Commission was in agreement that it is compatible with the surrounding area.
8) Would all of the allowed uses in the new zone be compatible in this location- YES. Commission was in agreement that it is compatible.
9) Would the Rezoning provide a benefit to one landowner not shared by the whole neighborhood- NO. Commission was in agreement the there is not a non-shared benefit.
10) If the public is opposed, why- NO. There was no public comment.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff.
Amber Beale made a motion to recommend Approval to the City Council for REZ20-08: Carl Walker – Vaughn Road; 18.61 Acres; (A-1 to R-2 SF), with a 2nd from Tiffany Morris. There was a Roll Call. All Commission Members voted in favor and the motion carried.

C. {PUBLIC HEARING} REZ20-09: Centerton Utilities – 517 Main Street; 3 Acres; (R-3 to C-1) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Joey Ingle made a motion to Open the Public Hearing for REZ20-09: Centerton Utilities – 517 Main Street; 3 Acres; (R-3 to C-1), with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

Frank Holzkamper, Centerton Utilities Director, addressed the Commission, stating that this request is to rezone this 3 Acre property on N. Main Street, to build their new Administrative Office Building. He said they have outgrown their current facility. He said the Future Land Use Plan designates this area as Main Street Commercial Use.

City Planner Nicole Gibbs addressed the Commission, stating that this is a Rezone Request from R-3 to C-1 for a 3 Acre parcel on N. Main Street. She said the owner’s intention is to develop this property for the new Centerton Utilities Office, to keep them downtown. She said PC recommendation is needed for City Council Approval on 4/14/2020. She gave the requirements for C-1 Zoning. She said Main Street is designated as an Arterial Road on the Master Street Plan with an 80’ minimum ROW. She said there is also a planned trail along Main Street. She said there is a City-Owned Cemetery to the south, an R-2 subdivision to the east, and a Flood Plain to the west. She said there is C-1 south of the Cemetery. She said the Adopted Land Use Plan has this property located in the Downtown Commercial Area.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

There were No Public Comments.

Tiffany Morris made a motion to Close the Public Hearing for REZ20-09: Centerton Utilities – 517 Main Street; 3 Acres; (R-3 to C-1), with a 2nd from Ty Manning. All Commission Members voted in favor and the motion carried.
Chairman Seyfarth asked the Commissions to consider the five (5) rezone criteria items:

11) Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES. Commission was in agreement that it is considered consistent with surrounding use.
12) Is the proposed rezoning compatible with the surrounding area and zones- YES. Commission was in agreement that it is compatible with the surrounding area.
13) Would all of the allowed uses in the new zone be compatible in this location- YES. Commission was in agreement that it is compatible.
14) Would the Rezoning provide a benefit to one landowner not shared by the whole neighborhood- NO. Commission was in agreement the there is not a non-shared benefit.
15) If the public is opposed, why- NO. There was no public comment.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff.

Jerry Harris made a motion to recommend Approval to the City Council for REZ20-09: Centerton Utilities – 517 Main Street; 3 Acres; (R-3 to C-1), with a 2nd from Amber Beale. There was a Roll Call. All Commission Members voted in favor and the motion carried.

(6) OTHER BUSINESS-

A. Public Hearings for Master Street Plan/Master Trail Plan/Comprehensive Plan to be scheduled for 4/21/2020 and the Open House for the Comprehensive Plan & Presentation to Council will not occur in April due to COVID-19. Will reschedule when risk subsides and able to do so.

Planning Director Lorene Burns addressed the Commission, stating that she spoke with Houseal Lavigne and we are sliding the schedule, due to the restrictions of COVID-19. She said the new tentative dates are:

- 4/23/2020 – HL sends 99% completed Draft to Staff.
- 5/21/2020 – Remote Presentation for the Public at 12:00 pm.
- 6/09/2020 - Remote Presentation to City Council

Burns also stated that we will be looking at options for a Public Open House for the Master Street Plan, Master Trails Plan, Land Use Plan and the Comprehensive Plan, even if they need to be Virtual Meetings.
(7) ANNOUNCEMENTS-

- 4/21/2020 - Planning Commission Meeting @ 6:00 PM
- 5/05/2020 - Planning Commission Meeting @ 6:00 PM

(8) ADJOURN-

Amber Beale made a motion to adjourn the meeting at 7:19 p.m., with a 2nd from Devin Murphy. All Commission members voted in favor and the motion carried.

_____________________________
Jeff Seyfarth – Chairman
Centerton Planning Commission

Minutes prepared by:
Todd Wright
TO: CENTERTON PLANNING COMMISSION  
FROM: CENTERTON PLANNING STAFF  
PLANNER: N. GIBBS

PROJECT INFORMATION

PROJECT NAME: CENTERTON RETAIL CENTER

APPLICANT/OWNER: Lin & Nguyen, LLC / Ken Nguyen

ENGINEER/SURVEYOR: McClelland Consulting Engineers (MCE) / Adam Lesso

PROPERTY ADDRESS / LOCATION: 605 E Centerton Blvd., Tract A  
SE Corner of Centerton Blvd & Allen Rd.

ZONING: C-2  
Acreage: 5.15 S-T-R 03-19-31  
PID# 06-00006-030

OVERVIEW:

1. The applicant proposes to develop a vacant lot, Tract A, at 605 N Centerton Blvd, east of Stoneleigh Apartments and SWEPCO substation at SE corner of Centerton Blvd & Allen Rd. The proposed development includes a 19,317 SF retail building along with a designated site for a future 5,538 SF building (24,855 SF total).

2. The Woods Trust Tract Split recorded 08/16/2017 created this tract, Tract A, and dedicated 50’ along the west portion of Tract A for public R/W for Allen Rd connection.

3. **Adjacent Street Improvements**: Developer has agreed to construct improvements to Allen Rd adjacent to property being developed.

4. **Waiver Requests from Drainage Manual**:
   - A. 4:1 Slope Requirement (5.4.2)
   - B. 10’ Maintainable Area Requirement (5.3 (1))

5. **Staff requests that should PC grant approval of the Adjacent Street Agreement, Centerton Retail Center Development Plans, including Landscaping and Site Lighting Plans, as well as the two (2) waiver requests, that approval be contingent on any outstanding staff review comments.**

04/21/2020 UPDATE:
- Approval expired 04/16/20. Applicant requests reapproval.
- Delay primarily due to wetland delineation - determined to be jurisdictional and development required to be permitted through the ACE.
- Changes to plans include:
  - reduced side slopes; now meets 4:1 requirement
  - landscape screening added around pond
  - future building site rotated 90 degrees
It shall be noted that our review of this submittal is limited to general compliance with jurisdictional Codes and Regulations and does not serve to warrant your design or relieve the developers of any requirements, even if errors, omissions, or inadequacies are discovered after plan approval. The jurisdictional requirements shall govern over any conflicts with the plans or specifications and any conditions determined in the field which require changes shall be subject to further review and corrective action.
It shall be noted that our review of this submittal is limited to general compliance with jurisdictional Codes and Regulations and does not serve to warrant your design or relieve the developers of any requirements, even if errors, omissions, or inadequacies are discovered after plan approval. The jurisdictional requirements shall govern over any conflicts with the plans or specifications and any conditions determined in the field which require changes shall be subject to further review and corrective action.
Dear Mr. Nguyen:

Please refer to your application, concerning Department of the Army permit requirements pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344). You requested authorization for the placement of dredged and fill material in waters of the United States associated with the construction of two commercial retail buildings and attendant features. Construction includes grading and filling of approximately 0.2 acres of wetlands. Approximately 0.02 acres of additional wetlands will be inundated with the construction of a stormwater detention basin. Best management practices will be utilized during construction to reduce impacts to downstream waters. The project is located in an unnamed tributary of McKisic Creek, in the NW 1/4 of section 3, T. 19 N., R. 31 W., Bentonville, Benton County, Arkansas.

The proposed activity is authorized by Department of the Army Nationwide Permit (NWP) No. 39 (copy enclosed), provided that the conditions therein, and the following added special conditions, are met. You should become familiar with the conditions and maintain a copy of the permit at the worksite for ready reference. If changes are proposed in the design or location of the facilities, you should submit revised plans to this office for approval before construction of the change begins.

Special Conditions:

1. Should any cave openings be exposed during excavation activities authorized by this permit, you shall stop work immediately and contact the Little Rock District Corps of Engineers Regulatory Division. The Corps of Engineers will initiate the Federal and state coordination necessary to determine if threatened or endangered species are present. You shall make all practical and reasonable efforts to protect the site from further damage. These efforts should include, but are not limited to, the construction of a ring levee with silt fence and straw bales as soon as possible around the opening to reduce silt-laden runoff from entering the opening.

2. The clearing of suitable habitat trees and/or snags (typically greater than 3-5 inches in diameter at breast height that have exfoliating bark, cracks, crevices, and/or hollows) within a 150-foot radius of a known occupied maternity roost tree associated with this
project must be conducted outside of the Northern Long eared Bat (Myotis septentrionalis), and Indiana Bat (Myotis sodalis) active season, currently between March 15th and November 14th. Should a maternity roost tree be discovered in the project area, you shall stop work immediately and contact the Little Rock District Corps of Engineers Regulatory Division. The Corps of Engineers will initiate the Federal and state coordination necessary for standard section 7 consultation. You shall make all practical and reasonable efforts to protect the site from further damage.

3. If a previously unknown cultural resource site is encountered during work authorized by this permit, the permittee shall immediately contact the Corps and avoid further impact to the site until assessment by State and Federal cultural resource specialists is complete and the Corps has verified that the requirements of 33 CFR Part 325, Appendix C, and 36 CFR Part 800 have been met. Cultural resource sites include prehistoric and historic archeological sites, and areas or structures of cultural interest that occur in the permit area.

4. A&K NWA, LLC, plans to purchase wetland credits from an approved Mitigation Bank to fulfill the mitigation requirements for the permanent impacts to the filling of 0.22 acres of wetlands (Wetland A, Wetland B, and Wetland C). The 2002 Charleston Method with the Little Rock District Addendum was used to calculate compensatory mitigation wetland credits and revealed that 1.83 total wetland credits are required.

5. A&K NWA, LLC, must submit documentation of the purchase of the wetland credits to the Corps of Engineers, Regulatory Division, Enforcement Branch within 45 days of issuance of this permit.

Please refer to NWP General Condition No. 12, which stipulates that appropriate erosion and siltation controls be used during construction and all exposed soil be permanently stabilized. Erosion control measures must be implemented during and after construction of the proposed project to comply with this permit condition.

In order to fully comply with the conditions of the NWP, you must submit the enclosed compliance certification within 30 days of completion of the project. This is required pursuant to NWP General Condition No. 30 of the permit.

This permit action is based upon a Corps of Engineers determination that the subject work is within the jurisdiction of the Department of the Army regulatory program. You may contact the Little Rock District Regulatory Division if you wish to discuss your options for appealing this determination.

The NWP determination will be valid until March 18, 2022. If NWP No. 39 is modified, suspended, or revoked during this period, your project may not be authorized unless you have begun or are under contract to begin the project. If work has started or the work is under contract, you would then have twelve (12) months to complete the work.
The authorization of this work by a NWP does not relieve you of complying with other applicable local, state, and Federal laws, nor does it grant any property rights or exclusive privileges.

If you have any questions about this permit or any of its provisions, please contact me at (501) 324-5295 and refer to Permit No. SWL 2019-00192.

Please submit your comments or suggestions on our Customer Service Survey: http://corpsmapu.usace.army.mil/cm_apex/?p=regulatory_survey.

Sincerely,

Chris Joyner
Environmental Engineer

Enclosures
Gibbs said the “Other Conditions” are just boiler-plate items. She briefly addressed them.

Seyfarth asked if there were any comments from the public.

Rebecca Powers- Ms. Powers addressed the Commission, speaking in favor of the Hot Dog Stand.

The Commissioners were in agreement with the Proposed Conditions from Staff.

Joey Ingle made a motion to Close the Public Hearing for CU19-04 Top Dogs (Mobile Hot Dog Stand) C-2- 101 Shane Drive, with a 2nd from Devin Murphy. All Commission Members voted in favor and the motion carried.

Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Joey Ingle made a motion to Approve CU19-04 Top Dogs (Mobile Hot Dog Stand) C-2- 101 Shane Drive, with the Proposed Conditions, with a 2nd from Craig Langford. There was a Roll Call. All Commission Members voted in favor and the motion carried.

B. DEV19-02: Centerton Retail Center- 605 W. Centerton Blvd. -

Chairman Jeff Seyfarth introduced the item to the Commission.

Adam Lesso, McClelland Engineers, addressed the Commission, stating that they are proposing a 19,000 sf Retail Building with parking, as well as a future possible future 5500 sf building.

City Planner Nicole Gibbs addressed the Commission, stating that the applicant is proposing to develop a vacant lot at 605 N. Centerton Blvd. She said part of this Development is to extend Allen Road to the South of Centerton Blvd. She said there was a Tract Split recorded in 2017, which created this Tract, and dedicated 50-ft of ROW on the west portion of this property. She said the Developer will be constructing these improvements to Allen Road. Gibbs said they are asking for two (2) Waivers for Approval:

1) Detention- Slope Requirement- Our Code requires 4 to 1 side slopes and the applicant is asking for approval for 3 to 1, due to tail water conditions and limited space.
2) Detention - 10’ Maintenance Requirement - Our Code requires 10’ of clear Green Space around the pond. The applicant will have 10’, but some of it may be occupied by parking or sidewalks.

Gibbs said they discussed putting a fence around the perimeter of the pond, to increase safety. The Developer agreed to a wrought iron fence. Gibbs said the Street Improvement they are proposing is a 24-ft surface section, working toward two 12-ft lanes. She said they will have curb and gutter and sidewalk on the east side. Gibbs said there will be a designated turn lane at the north end of the street, for left hand turns onto Centerton Blvd. She said there are proposed Utility Easements on the East and West sides of the site, which will need to be filed prior to C of O. She said the Building Setbacks are a little unusual for this site because there are two 100-ft Overhead Powerline Easements, so the Front Setback is 55-ft and the rear Setback is 50-ft. She said the Side Setback meet our requirement. Gibbs said the Parking Requirement for both buildings is 125 Stalls, and they are proposing 128 Stalls. She said they have trees proposed in front of the building, as well as some tiered Landscaping. She said they have some buffering on the south side as well. She said they will be screening the dumpster area. She said they have included a Site-Lighting Plan. Gibbs said it is the same Architect as Greenhouse Plaza, and they are proposing a similar look and materials. She said Drainage is still being reviewed, with just some minor comments. John Wary said the report is good. Gibbs said we sent them some comments late, but feel they can be addressed and solidified by the next submittal. The Developer plans to install everything initially, except for the future building, which will remain a dirt/grass pad for the time being.

Gibbs said the PC decision includes:

- Adjacent Street Improvements
- Development Plan (Including Landscape & Site Lighting Plans)
- 2 Waiver Requests
- Subject to Outstanding Comments

Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Tiffany Morris made a motion to Approve DEV19-02: Centerton Retail Center- 605 W. Centerton Blvd., including the two Requested Waivers, and any outstanding Staff Comments, with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.