

Planning Commission Minutes
January 23, 2017

1. ROLL CALL: Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Bobby Wilson
Gerry Harris
Robert Mann, Chair
Matt Hutcherson
Jay Moore
Howard Carter

ABSENT

Judy Horn
Toni Bahn

City Employees Present:

Melissa McCarville-City Business Manager
Steve Tennant-City Attorney
Chris Brackett-City Engineer
Rick Bramall, Building Inspector

2. Approval of Minutes: December 27, 2016 minutes were approved as written.

3. Comments from Citizens: No comments.

4. Public Hearing: Zoning Ordinance

Steve Tennant, City Attorney, presented Ordinance No. 2017-1 An Ordinance To Amend Ordinance No. 7.1 To Designate Zoning Districts For On-Premise and Off-Premise Sale of Alcoholic Beverages In The City of Farmington. There were no citizen comments. It will go to City Council.

5B. New Business: Preliminary Plat-Farmington Heights Subdivision

Preliminary Plat for Farmington Heights Subdivision has been tabled until next month. It was not properly advertised according to the City's ordinances. It will be advertised in the newspaper and the neighbors will be re-notified. The preliminary plat will be on the February 27, 2017 Planning Commission meeting.

5.A. New Business: Preliminary Plat-Windgate Subdivision

Jeff Bates, Engineer and Mike Pennington, Developer were in attendance at the meeting. Jeff Bates explained this is a single family subdivision. There was discussion on fencing around the detention pond. Mike Pennington said there will be a fence. Jay Moore asked Mike Pennington about sidewalks. Mike Pennington said sidewalks and curb and gutter will be installed.

Doug Swafford, 12220 Little Elm, Farmington asked about using existing fence around the detention pond. He, also, asked "Will the POA take care of the fence on the Bellwood Subdivision?" Mike Pennington said a new fence will go up around the entire pond and will back up to Bellwood.

Greg Samuels, 401 Rheas Mill Road, Farmington asked about sewer for his property and for Lloyd Raimer, 435 Rhea Mills Road, Farmington. Greg Samuels wants to be on the sewer system. Currently, he is on a septic system. Greg Samuels wants to know who to talk to. He was informed that the City of Fayetteville is in charge of the sewer system and Washington Water Authority is in charge of rural

water. Greg Samuels asked about drainage. Chris Brackett, City Engineer, explained the final drainage is not required on the preliminary plat. He said he will thoroughly check the drainage design. He said that Greg Samuels is upstream from the project and drainage should not be a problem.

Greg Samuels asked about storage buildings. Rick Bramall, City Inspector, said there are setbacks for permanent storage buildings which are over 200 square feet. Greg Samuels raised the concern about drainage again. Steve Tennant, City Attorney, explained again this meeting was for the preliminary plat and the City's engineer will vet the project's drainage.

Lloyd Raimer, Lot #10 435 Rheas Mill Road, Farmington asked about the boundary on the west and south of the project and is he responsible for putting up a fence. Matt Hutcherson, Planning Commission, told Lloyd Raimer that he is not responsible for putting up a fence. Mike Pennington explained the fence for the subdivision will be the same. There will be covenants for the subdivision. Lloyd Raimer asked about the location of the pond. He was shown on the plat where it will be located. He said he was not notified of the meeting. Melissa McCarville, City Business Manager explained how the mail was addressed and it is based on the Assessor's Office information.

Mike Peterson, 420 Rheas Mill Road, Farmington said his concern is when the school gets out at 3:00 pm and there will be more cars from the subdivision. They need traffic control because there are just too many cars picking up kids. The addition of 27 homes will add more cars.

Ricky Hogg, 32 Bellwood, Farmington says there is a traffic bottleneck in the mornings too from all the cars. He said the school needs a turning lane. This is a hazardous situation. He was informed this issue needs to be addressed with the Farmington School Board and the City Council. Ricky Hogg asked Mike Pennington who is going to be the builder. Mike Pennington said he does not know yet.

The Hartmans, 492 Rheas Mill Road, Farmington wanted to know if the traffic bottleneck at the school will be fixed before building starts on the subdivision. Robert Mann, Chair, said the Planning Commission does not address these types of problems. Mr. Hartman wanted to know the timeline of the high school moving which is Fall 2017. Bobby Wilson, Planning Commission said having the high school students moved to the new high school will help. Mr. Hartman asked why doesn't anyone on the north side of Rhea Mill Road have sewer. Robert Mann, Chair, said to take it up with the City of Fayetteville.

David Swafford, 516 Rheas Mill Road, Farmington asked about the unity of fences and can't the fences be done by the developer or builder for unity. Mike Pennington said this will be in the covenants for the subdivision fencing which will state the fences have to be the same, specific type of material, certain height, etc. which is controlled by the POA. David Swafford spoke about how they were finally annexed into the city but have not gained anything. The water rates have doubled and still no sewer. Robert Mann, Chair, said to go to City Council.

Doug Swafford, 1220 Little Elm, Farmington talked about "Lynch Lake" that occurs when it rains, the water rates are too high and the school traffic. He wanted to know why don't we address some of these issues before adding more houses. He was advised to take these issues up with the school board and City Council.

Charles Houghlod, Lot 25 on Bellwood Drive, Farmington wanted to know where is the retention water going from the overflow of the detention pond. It will go into the green ditch along Rheas Mill Road. Chris Bramlett, City Engineer, said the green ditch will be looked at. He said the top of the detention pond will be sodded and maintained. He said stagnate water should not be an issue. Charles Houghlod asked about covenants. He was informed the covenants have to be reviewed by Steve Tennant, City Attorney before the final plat is approved. Charles Houghlod wanted to know about a sidewalk being build from the subdivision to the school because his child can't take the bus because they live within a ½ mile of the school. Melissa McCarville, City Business Manager, said the sidewalk will be built by the city.

Jay Moore, Planning Commission, wanted to know why the pond was detention and not retention. It was because of the volume needed for drainage.

Chairman Mann called for question subject to the letter from Chris Brackett, City Engineer dated January 23, 2017. The Preliminary Plat was approved by unanimous vote.

6. Adjournment: Having no further business, Bobby Wilson moved to adjourn, seconded by Matt Hutcherson and motion passed unanimously.



Gerry Harris - Vice Chair



Robert Mann - Chair