

PLANNING COMMISSION MINUTES

APRIL 28, 2014

1. ROLL CALL

PRESENT

Sean Schader
Josh Clary
Judy Horne
Matt Hutcherson
Bobby Wilson
Gerry Harris
Robert Mann

ABSENT

Toni Bahn

2. Approval of April 28, 2014 minutes. All members present voted to approve minutes except Josh Clary, who was absent from that meeting.
3. Comments from Citizens. NONE
4. NEW BUSINESS:

LARGE SCALE DEVELOPMENT- KUM & GO

- A. Nathan Street – CEI-Bentonville
See letter from Chris Brackett-McGoodwin, Williams & Yates.
(Copy of letter from Chris Brackett attached.)
CEI said no problem with second set of comments on letter.
No Public Comments.
- B. Landscape-Variance- No public comment.
- C. Sign –Variance- No public comment
A motion was made to approve A., B & C with all members present
Voting “Yes” on A & B. All members voted “Yes” on C except Judy Horne, who voted “No”.
5. Sean Schader made a motion to follow up to see preliminary plat to make a recommendation to Farmington City Council. The motion was made by Sean and seconded by Bobby Wilson to vote on rezoning the land “The Coves” subdivision, for Rausch Coleman. A yes vote is a positive confirmation and a no vote says the plan is not harmonious with the City of Farmington land use plan. All members present voted “No”.
6. Sean Schader made a motion to have a work session on May 5th, 2014 @ 5:30.

Bobby Wilson 2nd the motion. All voted yes. Bylaws will be reviewed.

Motion to adjourn by Judy Horne and 2nd by Matt Hutcherson.



Secretary, Planning Commission



Chairman, Planning Commission



To: Farmington Planning Commission
From: Christopher B. Brackett, P.E. *CB*
Date: 04/28/2014
Re: Large Scale Development Plan for Kum & Go Store #423

The Large Scale Development Plan for the Kum & Go Store #423 has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. Submit two (2) copies of the filed easement plat before final approval of the plans. A copy of the proposed easement plat should be submitted to MWY for review prior to filing.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
3. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and one (1) set of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.
4. A grading permit will be required for this development. Please see the Stormwater Pollution Prevention, Grading and Erosion Control Ordinance.

The following comments can be addressed in the construction plan submittal.

1. The sidewalk is to be continuous through the driveways without ramps. Please see the City of Farmington's Sidewalk Specifications Ordinance 8.1(C) on the proper grading for sidewalks. There still appears to be ramp at the northern entrance off of Broyles Street and the cross slope of the sidewalk shown for the southern entrance is not correct. Please provide more details on the construction of the entrances (spot elevations).
2. The existing access easement in the southwest corner of the property is currently shown as being vacated but this easement is necessary for the Dollar General Fire access.
3. The drainage easement in the detention pond must be shown from the tributary pipes entering the pond all the way through to the outlet. Please revise.