

MINUTES
GOSHEN PLANNING COMMISSION
June 02, 2020
Goshen City Hall and Zoom
5:30pm

Call to Order: Loren Shackelford/Chairman called the meeting of the Goshen Planning Commission to order at 5:35pm.

Roll Call and Declaration of a Quorum: James Gardner, Lisa Skiles, Scott Stokenbury, Loren Shackelford, Tom Hennelly, Mike Hill, and Levon Ogden were present and a quorum was declared. Josh Bailey from Hogue Law Firm, Jeff Hawkins from NWA Regional Planning, and Linda Moore the Recorder/Treasurer were also present.

Approval of Agenda: A change was made under Planning Commission Business - item A and B were switched so that Mr. Hiatt from the Blueberry Farm would not have to stay for the public hearing if he choose not to.

Loren Shackelford made a motion to accept the agenda, subject to switching the two agenda items, 2nd by James Garner. All voted in favor and the motion carried.

Approval of Minutes: Loren Shackelford made a motion to accept the May 05, 2020 Minutes as written, 2nd by Scott Stokenbury. All voted in favor and the motion carried.

Planning Commission Business:

Blueberry Farm Application for Sign Permit: Mr. Hiatt, the owner of the Blueberry Farm, presented. Mr. Hiatt is wanting to put a 3ft wide 2ft tall portable sign at the corner of Tuttle and Fire Tower Rd. in order to help with directions to his farm. The sign will be posted from June 4th to July 7th or 8th during blueberry season. Attorney Bailey gave his approval. Tom Hennelly asked if the sign is on private property or City property and the applicant stated that it was on city property and did not obstruct right of way. Tom Hennelly made a motion to approve the sign application, 2nd by Levon Ogden. All voted in favor and the motion carried.

Public Hearing on Subdivision Regulation Revisions and Amendments: Prior to the Planning Commission meeting Jeff Hawkins and Attorney Bailey sent emails to the Commissioners summarizing their thoughts on the Subdivision Ordinance revisions; copies of these emails are in the Commissioner's packets. A copy of the current subdivision regulations was also in the Commissioner's packets. Jeff Hawkins and Attorney Bailey spoke about their suggestions: the idea is to create a new, restated document as opposed to referencing 10-15 amendments. The Task Force has made their own comments to this issue and they have seen the proposed changes. Loren Shackelford wanted to know if we could share these proposed changes with land owners in order to get their input.

Minor Subdivision was defined by Jeff Hawkins as not requiring improvements, it's on an existing rd., it otherwise meets requirements, its intended for smaller splits but it is still a subdivision and is intended to be handled in an expedited manner.

Attorney Bailey confirmed that a Minor Subdivision is five or less lots. Attorney Bailey suggested taking our current lot split codes and regulations and retitling those as Minor Subdivision Regulations. Anything 4 lots and below would be subject to Minor Subdivision Regulations. Attorney Bailey stated that we

need to call it either a Minor Subdivision Plat or a Lot Split Plat. Now is a good time to determine what the Commissioners and citizens want to make exempt from these requirements.

Commissioners asked questions, requested clarifications, and made suggestions.

Loren would like to be more in line with what the State Department regulations require.

Loren Shackelford asked the Commissioners if they had an issue with tweaking the Subdivision Ordinance and adding the Minor Subdivision Ordinance, with up to 5 lots, with exclusions based on minimum size of the smallest lot, with further exemption requiring perk tests on larger lots; looking at a neutral density subdivision and addressing lot splits with dedicated easements as well. Commissioners were not opposed to these suggestions.

Lisa Skiles would like to see the occurrence of tandem lots minimized.

Mayor Poye's opinion is that the citizens might be more acceptable to public roads as opposed to private roads. We need to change the Driveway Ordinance as well and the Landscaping Ordinance. For the record, Loren Shackelford loves the Neutral Density concept.

Attorney Bailey suggested getting all proposed updates ready before bringing them to the Council.

Jew Hawkins asked the Commissioners, the Mayor, and any citizens to gather a wish list that could be presented at the next meeting.

Comments by Planning Commissioners and/or City Attorney: Jeff Hawkins made comments about Turn Key Homes.

Hwy. 45 corridor study is going to have a zoom meeting on June 12th, he invited the Commissioners to attend.

Public Input: None given

11. Adjournment: Tom Hennelly made a motion to adjourn the Planning Commission Meeting, 2nd by Levon Ogden. All voted in favor and the meeting adjourned at 6:25pm



Mike Hill/Secretary