

AMENDED MINUTES
Goshen Planning Commission
August 2, 2022 at 5:30PM
Goshen Community Building, 244 Clark Street

Call to Order: Chair Tom Hennelly called the meeting to order at 5:30PM.

Roll Call and Declaration of Quorum: Tom Hennelly, Mike Hill, Liz Mashie, Lisa Skiles, and Scott Stokenbury were present. James Gardner and Levon Ogden were absent.

Approval of Agenda: The agenda was reviewed. Tom Hennelly asked for a correction to item 5C: Parcel listed as #770-09956-001 should be #001-09956-001. Hennelly also asked to remove 5D, the Brizzolara application. Additional information was received from the Assessor's office. One of the parcels included in the application is invalid.

Tom Hennelly motioned to approve the agenda with noted changes. Second by Mike Hill. The motion carried.

Approval of Minutes: Liz Mashie motioned to approve the July 5, 2022 minutes. Seconded by Mike Hill. The motion carried.

Planning Commission Business

5A. PUBLIC MEETING – Walk Bike Plan for Goshen: Ken Smith presented. Smith introduced Adam Walker. Parks and Rec. Commission has worked on a new draft of the 2014 Walk Bike Plan for Goshen. The updated plan must be submitted to the NW Arkansas Regional Planning Commission by the end of August 2022. On July 14, a special study session took place based on Chairman Hennelly's suggestion.

The results of two years' surveys have recorded the desires of 100-150 Goshen residents. The results show overwhelmingly that walking and biking are the top choices. Goshen residents want safe walking and biking opportunities in the community.

Adam Walker presented. The team is updating the 2014 plan, to align Goshen toward grants for future building. This helps to develop right-of-ways for trails. Walker outlined the benefits of healthy lifestyles to communities. Goshen residents do desire enhanced paths and features to connect Mill Branch Park and other areas via a trail system. Walker discussed the review of the 2014 plan, and the goal to update it, considering the growth of Goshen in the past few years.

Smith discussed recommendations. The plan is to connect Goshen with area communities. Sidewalk provisions and side-paths providing complementing connections are being considered. Smith stated Goshen is a hub for rural bike riding. Why do we need safe roadways and pedestrian paths? Safety, health and recreation are very important. Doing this puts the city in line for future grant opportunities. Trails are being worked on and transformed in other local communities.

Smith discussed Mill Branch Park, and how to make it accessible to everyone. How do you develop a walkable, bikeable community? Smith reviewed a visual with the Commission. Smith discussed several proposed entry points into the park.

Hennelly recognized the team for their amazing work on this presentation. Hennelly asked to have this printed in PDF for a color copy. The public applauded after the presentation.

Hennelly asked for public comment.

Dan Whitmare (SP), from the Knolls Subdivision spoke. "If there is an access through the Knolls, it will ruin the tranquility of the subdivision," Whitmare stated. Hennelly stated that nothing is being determined on that tonight. This is a presentation on the proposal. Smith stated that the entrance would only be for Knolls residents, this would not be a public access point.

Liz Mashie asked about the private easement road, if it is in the Knolls completely? Smith confirmed it was.

Lisa Skiles asked if this document parallels a strategic vision – no rights are being given away, this is just a framework for the plan? Smith responded yes; it is a proposed plan. Skiles commended the plan, and noted on the Razorback Greenway that many subdivision footpaths have an access gate and key/keypad.

A member of the public asked how many miles of trails are inside the park? Smith responded, two miles around the inside of the park. A question was asked, "What is a shared roadway?" The road is shared with pedestrians and cyclists.

Mary Smith stated Goshen grew faster than any community in NW Arkansas (98%). Having a plan that tells the Highway Department that we need a safer place requires that we have a plan in writing.

Walker stated that cyclists are on the road already. This is safer for everyone.

Hennelly closed public comment.

Liz Mashie shared she appreciated the feedback on the Knolls. She has concerns about the Fire Tower access to the park. What is the plan as a city to protect adjoining landowners adjacent to the area? She's had a neighbor concerned due to additional traffic and potentially questionable activity.

Smith responded that people are already parking and unloading their bikes here now, and taking off on Fire Tower Road. Regarding questionable activities, he doesn't know what those are. Police are travelling to the center of the park on a regular basis.

Hennelly stated based on his experience with the city of Fayetteville, the trail program had similar resistance early on. His wife is a real estate agent and stated his wife's clients want homes on a trail, and it is considered a benefit for the community.

Mashie suggested a bicycle officer.

Chief Travis stated he has a concern also about the trails and covering them. They only have a limited number of officers.

5B. Final Plat: Asher's Ranch Subdivision - Riggins Construction, Blue Springs Road: Blake Murray presented. The majority of the subdivision is complete, with a few things outstanding.

Lisa Skiles shared her appreciation on behalf of those serving on the Subdivision Regulation Rewrite. The ask for feedback from the landscape architect was received and is detailed. Vegetation density is higher, and several undeveloped lots form a "green necklace", as well.

Hennelly asked about dark-sky compliant lighting.

Skiles advised Murray about Riggins' agreement to be compliant; to have POA ordinances reinforce dark-sky lighting guidelines. She provided Murray with a copy of the dark-sky recommendations for subdivisions from the Natural Sky Arkansas Organization, of which she is a member. With more backyards facing Blue Springs Road, she is sensitive of her responsibility to represent neighbors' interest in downlighting in backyards. Murray stated he will remind his team of that. The streetlights are zero uplight.

Hennelly asked for public comment. None was offered.

Liz Mashie made a motion to approve and Mike Hill seconded. The motion carried.

5C. Property Line Adjustment: Stalaker Rev. Trust Goshen-Tuttle, Parcel(s) #770-17371-001, #770-17372-001, #001-09956-001, #770-17371-003: Alan Reid presented and summarized the request. The adjustment would eliminate one of the parcels, balance out the size of the remaining three parcels, and have more than enough acreage and road frontage for each parcel.

Reid continued, stating under section 2.5, the requestor is requesting this to deed to his daughter, to build a house. Under 2.5b, any lots that are larger than five acres are exempt from regulations. Reid stated they would be happy to sit down with the neighbors to discuss easements. They are not asking for more or less than the neighbors have. They want everyone to share. The easements are in every person's deeds. This approval would allow the daughter to begin construction of the house. They are asking for three adjusted lots on the Goshen-Tuttle Road. If he needs additional access points, he can provide them. He can put in box culverts. They feel the lot could use the existing roadway as the others use it. Reid feels the entryway is sturdy, with seven I-beams supporting the bridge.

Hennelly asked for public comment.

Carolyn Jordan spoke that she is frustrated with the city that they allowed the two-acre plots to be turned into four, administratively. The neighbors didn't know, and are frustrated. The bridge is not in good shape. It is washing away and rusting underneath. Jordan and her husband have done some maintenance on it. It is narrow and difficult to get in.

Calvin Tackett, another resident nearby, was asked to speak by Carolyn Jordan. He stated he's not had similar issues as Jordan with access on this road. Hennelly asked that Tackett and Jordan not interact, but address the Commission. Tackett stated he knows this driveway has been an issue for a while. He's met someone two or three times on the driveway; he uses it every other time. He has a 42-ft gooseneck he has pulled out of there. Anything that they see that needs to be done, he feels it will be taken care of. He's never had problems with it, and doesn't see problems with the engineering or stability of it.

Hennelly closed public comment.

Hennelly agreed it is a narrow drive, but it meets the ordinances. He stated that whatever lots can be accessed from Tuttle would be beneficial for that driveway and bridge.

Lisa Skiles motioned to approve as presented. Liz Mashie seconded the motion. The motion carried.

5D. Lot Split: Brizzolara, Bowen Blvd., Parcel(s) #770-18073-000 & #770-18075-000: This was removed from the agenda.

5E. Review of Planning Commission Financial Report: Fees collected in June were \$300.00 for one final plat subdivision. Total collected for 2022 is \$4,000.00. In July, \$300.00 was collected. This is almost identical to 2021.

6. Public Input: Hennelly asked for public input. None was given.

Lisa Skiles asked if the Parks and Rec. Commission is asking for a recommendation from the Planning Commission to take to City Council? Hennelly asked what Ken Smith's expected outcome was?

City Attorney Hogue stated this was an opportunity for the public to be involved. Smith stated he expected the opportunity to present for the first time, and for the public to comment and provide advice and recommendations. How is this packaged to the City Council, Smith asked?

Hennelly stated Smith should contact the Mayor, with a copy of the minutes. The Mayor can provide next steps.

Lisa Skiles asked what this body needs to feel comfortable with the plan to voice an opinion on the recommendations, going forward?

Hennelly stated after color copies have been provided, and the Commissioners have reviewed it, can it be on the agenda next month? Smith stated this needs to be wrapped up by the end of August.

City Attorney Hogue asked if Smith is presenting this to the City Council next week? Smith confirmed he is.

Skiles stated the Commission can go on record and review the documents, post-meeting and provide comments. Hennelly stated Commissioners can show up at City Council and give an endorsement there. Hogue reminded that the Commissioners cannot discuss amongst themselves, but comments can be sent to Lora Nanak.

7. Adjournment: A motion to adjourn was made by Liz Mashie. Scott Stokenbury seconded the motion. The motion carried. The meeting adjourned at 6:20 PM.



Mike Hill
Secretary