

MINUTES
GOSHEN PLANNING COMMISSION
March 03, 2020
Goshen City Hall
5:30pm

Call to Order: Chairman Loren Shackelford called the meeting of the Goshen Planning Commission to order at 5:30pm.

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

Approval of Agenda: An item was added to the agenda under 8 "C" Bill Franzmeier/Crawford Lot Split. Lisa Skiles made a motion to accept the amended agenda, 2nd by Scott Stokenbury. All voted in favor and the motion carried.

Approval of Minutes: Loren Shackelford made a motion to accept the February 04, 2020 minutes as written, 2nd by Lisa Skiles. All voted in favor and the motion carried.

Planning Commission Business:

Update on State & County Health Requirements for Property Owners: Richard Murphree from the Arkansas Department of Health was present to discuss the Health Departments regulation in regards to lot splits, subdivisions and septic systems

Buckley Blew from Blew and Associates was present to discuss the Conley Stone Mountain Estates and the requirements for lot splits.

Gregg Brown, the attorney representing the Conley's, was present and inquired about subdivision regulations.

Mike Connelly, owner of Conley Stone Mountain Estates, was also present and voiced some concerns regarding Goshen's regulations in regards to lot splits and sub divisions.

Lisa Skiles asked if it would be possible to craft a variance to the ordinance in order to address unique situations such as this?

Attorney Brown is currently drafting covenants for this particular property; he will bring these covenants to the next Planning Commission meeting.

Chairman Shackelford requested that this item be brought to the next Planning Commission meeting and that Mr. Blew attend this meeting as well.

Update on Comments/Input/Opinion received about Ordinance #31

Mayor Oliver sent out Ordinance #31 to many of the Goshen citizens in order to generate input but received no response or input in return.

Ken Smith from the Parks Commission gave his input: The Parks Commission is looking at their own Master Plan which will include walking and biking trails, a park complex, open space development, and preservation.

Loel Hoffman stated that we need to be prepared for the expansion and growth that is coming our way. Mr. Smith suggested getting a consultant to help us with the document.

Mayor Oliver said that she will bring it before City Council next week and will bring their input to the next Planning commission meeting.

**Ricky Walden – Lot Combination – 1590 E. Bowen Blvd.
770-17390-001, 002, and 003**

Mr. Walden is doing a lot combination in order to ensure all of his lots are at least 3 acres. Jeff Hawkins stated that he can see no problems with the lot combination. Lisa Skiles made a motion to approve the lot combination, 2nd by Scott Stokenbury. All approved and the motion carried.

Review of Building Official's Report: Reports are in Commissioner's packets.

Review of Planning Commission Report: Reports are in Commissioner's packets

NWARP Recommended for Administrative Approval:

**Hawkins/Daugherty – Property Line Adjustment
295 and 387 E. Bowen Blvd. #770-17490-000**

Based on Jeff Hawkins' approval, Loren Shackelford made a motion to approve the property line adjustment, 2nd by Scott Stokenbury. All voted in favor and the motion carried.

**Paul Harwood Millar, Jr. Property Line Adjustment
Edgewood Road (WC 344) # 001-14039-000:**

Bernadette Boyle, the Planning Commission Liaison, stated that this issue is brought before the Commissioners again because we did not previously have the survey but everything is done now. Jeff Hawkins gave his approval. Loren Shackelford made a motion to approve the Property line adjustments, 2nd by James Garner. All voted in favor and the motion carried.

Franzmeier/ Crawford Lot Split:

Jeff Hawkins gave his approval. Scott Stokenbury recused due to the client being his business partner so there was not a quorum to pass the motion. We will have the record show that this lot split will be approved administratively.

Comments by Planning Commissioners and/or City Attorney:

Public Input: Mayor Oliver informed the Commissioners about an email received in regards to notification requirements to adjacent property owners in Goshen. Mayor Oliver reached out to the Municipal League and the response from the Municipal League is in Commissioner's packets. The City has no authority on zoning.

Lisa Skiles thought it would be a good idea to have RR and R1 brought up in the Master Plan discussion. Public input was given.

11. Adjournment: Lisa Skiles made a motion to adjourn the Planning Commission Meeting, 2nd by Loren Shackelford. All voted in favor and the meeting adjourned at 7:20pm.



Mike Hill/Secretary