

MINUTES
GOSHEN PLANNING COMMISSION
May 05, 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 5:30pm.

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, and Jeff Hawkins from NWA Regional Planning were also present.

Approval of Agenda: A motion was made by Lisa Skiles to accept the agenda as written, 2nd by Levon Ogden. All voted in favor and the motion carried.

Approval of Minutes: Linda Moore the Recorder made a name correction. Levon Ogden made a motion to accept the amended March 03, 2020 minutes, 2nd by Lisa Skiles. All voted in favor and the motion carried.

Planning Commission Business:

Susie Conklin-Request for Preliminary/Final Plat – Lot Subdivision at 2077 Ledford Rd.

Jeff Hawkins voiced his recommendations; a letter including these recommendations was sent to the Commissioners for their review. The applicant is wanting to split 5.74 acres into two pieces. For this split to be approved the Commissioners will have to approve a deviation to the street frontage requirements as well as private street requirements and the creation of a new tandem lot. Health Department requirements are satisfied. These deviations and final plat approval will need to be approved by the City Council.

Chairman Shackelford stated that until modifications have been made to our ordinances this item, as well as the following item on the agenda, will need to be looked at as a subdivision with deviations rather than a lot split and will need to be approved by City Council.

Jeff Hawkins suggested, with the city's approval, that a public hearing notice be prepared to notify the public of the proposed changes to the subdivision regulations. Attorney Josh Bailey confirmed that a public hearing notice is required.

Loren Shackelford suggested the Commissioners make recommendations, subject to modifications and revisions, prior to going before City Council.

The surveyor, Alan Reid, will make the required revisions and modifications prior to this application going before City Council next week.

Lisa Skiles made a motion for recommendation of approval of this preliminary/final plat, 2-lot subdivision, with deviations included. Subject to the modifications and revisions noted, prior to bringing it before the City Council Members. 2nd by Levon Ogden. All voted in favor and the motion carried.

Sarah Ezell-Request for Preliminary/Final Plat 2-Lot Subdivision 15711 Goshen Tuttle Rd.

Chairman Shackelford stated that this is a 2-lot subdivision, 68.35-acre piece of property that is outside our city limits and not in our growth area. The applicant is wanting to do a lot split of a 49.35-acre tract and a 20-acre tract.

Jeff Hawkins voiced his recommendations; a letter including these recommendations was sent to the Commissioners prior to the meeting.

Concerns regarding fire department access to this property were discussed.

Attorney Bailey stated that the Health Department regulations set a default in the absence of any municipal regulation and since we are treating this as a 2-lot subdivision, rather than a lot split, the city does not need to get a covenant in place. Covenants are only required as part of lot splits.

Lisa Skiles made a motion for recommendation of approval of a 2-lot subdivision, with deviations, for street improvements as noted; subject to City Council's approval, 2nd by Loren Shackelford. All voted in favor and the motion carried.

NWARP Recommended for Administrative Approval: There are none at this time

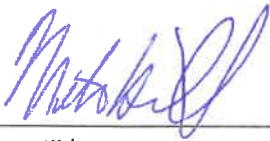
Comments by Planning Commissioners and/or City Attorney:

Attorney Bailey and Jeff Hawkins have been working on subdivision regulations and trying to get more in line with what other communities in Northwest Arkansas have done and are doing.

Jeff Hawkins would like to run the Public Hearing, regarding subdivision regulation revisions and amendments, at the June 2, 2020 Planning Commission meeting; Commissioner Shackelford gave his approval.

Public Input: Conley Stone Mountain Estate's attorney has not submitted covenants for the Stone Mountain property. Once the covenants have been submitted this item will be added to the Planning Commission Agenda.

11. Adjournment: Tom Hennelly made a motion to adjourn the Planning Commission Meeting, 2nd by Lisa Skiles. All voted in favor and the meeting adjourned at 6:32pm



Mike Hill/Secretary