

MINUTES
GOSHEN PLANNING COMMISSION
February 04, 2020
Goshen City Hall
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: Mike Hill, Levon Ogden, Loren Shackelford, Lisa Skiles, and Scott Stokenbury were present and a quorum was declared. James Gardner and Tom Hennelly were absent. Josh Bailey from Hogue Law Firm and Jeff Hawkins from NWA Regional Planning were also present (Mr. Hawkins arrived a couple of minutes late).

Approval of Agenda: Loren Shackelford made a couple of changes and one revision to the agenda: Item "C" under Planning Commission Business was moved to item "A" in order to allow the applicant to leave after approval. Item "A" was then moved to "B" and "B" was moved to "C".

Item "C", Review of Ordinance 31, is in the Commissioner's packets.

Item "D" The Millar trust, which is in Commissioner's packets, has been looked at administratively and Mr. Shackelford requested that some changes be made but those changes are not back yet.

Loren Shackelford made a motion to approve the amended agenda, 2nd by Mike Hill. All voted in favor and the motion carried.

Approval of Minutes: Levon Ogden made a motion to accept the December 03, 2019 minutes as written, 2nd by Lisa Skiles. All voted in favor and the motion carried.

Planning Commission Business:

Jerral and Hazel Stevens property line adjustment at 6394 and 6606 E. Mission Blvd. Surveys are in Commissioner's packets. Misty Barnes presented: The property owners live in a house on track 1A and they also own tract 2A; they are wanting to move the property line to include the pond on tract 2A, the owners also want to create a 100-foot easement in order to have access to the 2 tracts on their property. Jeff Hawkins included written comments which are in the Commissioner's packets and he also spoke verbally about his comments. Changes have been done and a new survey has been corrected. Levon Ogden made a motion to approve the property line adjustment, 2nd by Lisa Skiles. All voted in favor and the motion carried.

Commissioners agreeing to re-appoint subject to Council's approval: Levon Ogden and Tom Hennelly have both agreed to serve another term on the Planning Commission. Chairman Shackelford requested that the Mayor ask City Council to approve the extensions of their terms.

Review of Ordinance #31: This item was on the agenda two months ago. Ordinance 31 defines general land use and master street plan; it is outdated and in need of updating. Loren Shackelford suggested having a workshop in order to get opinions from POA's, the public, the Task Force, and those who are civilly active; he also suggested having a joint meeting with the Planning Commission and the City Council members in order to hear the comments and input that were generated. Mr. Shackelford went over the ordinance briefly and asked that it continue to be on future Planning Commission agendas. Mr. Shackelford asked that the Mayor schedule a special meeting or a workshop. The Mayor wants to start with sending the Ordinance out to the POAs, the Task Force, and posting it on our website.

Paul Harwood Millar, Jr. Trust – Lot Split & Lot Line Adjustment: Edgewood (WC344) Rd. Parcel #001-14039-000. Jeff Hawkins comments are included in Planning Commissioner's packets. Loren Shackelford stated that there is a problem with tract A being only 1.49 acres, he has spoken with the property owner to extend the property in order to

meet the 2-acre minimum; once the corrections are made the property may be approved administratively rather than waiting for another month. Lisa Skiles is in support of having it approved administratively. Mr. Hawkins suggested letting the applicant know that they need to talk to the county about the base flood elevation and that it has to be shown, he also said that the county flood prevention ordinance has to be enforced. Mr. Hawkins also stated that a plat needs to be filed with Washington County at the courthouse.

Chairman Shackelford informed the Commissioners that the previously suggested moratorium on lot splits was not supported by City Council.

Review of Building Official's Report: There were 3 news homes started in December 2019 and 2 in January 2020. There was a total of 19 applications in December 2019 and 25 applications in January 2020. Reports are in Commissioner's packets.

Review of Planning Commission Report: Two administratively approved items.

Administratively Approved Property Splits/Lot Line Adjustments:

A. Bearing Fruit Farm LLC – Lot Split (Planning Area), 21885 E. Hwy. 45 – Parcel #001-14029-000 the survey is in the Commissioner's packets. Mr. Hawkins reiterated that a plat needs to be done in addition to a survey. The sub-division regulations state that the plat shall contain finished minimum floor regulations on each lot, making this survey in violation of that regulation. Chairman Shackelford said that there is a miscommunication in regards to lot splits and sub-division regulations and that the previous city attorney said that if a lot has only one or two splits then sub division regulations do not apply. Chairman Shackelford stressed the importance of getting our sub division and lot splits ordinances figured out. Mr. Hawkins also voice concern about the lot including the highway in its total acreage, if you remove the highway then you do not have 2 acres and typically the highway is not included in a lot.

Chairman Shackelford stated that our website needs to be updated to reflect the requirement of filing a plat. Our Ordinance calls for a plat to be recorded and filed with Washington County.

B. Russell Stroud – Property Line Adjustment 1895 Hale Road – Parcel #770-17800-000 and #001-10003-004 has met all city ordinances.

9. Comments by Planning Commissioners and/or City Attorney: Chairman Shackelford stressed the critical importance of getting the ordinances cleaned up. Attorney Bailey said that he plans to meet with Mr. Hawkins very soon in order to get this process started, Attorney Bailey said that the ordinances need to be started from scratch in order to clear up all the confusion and eliminate revisions.

Public Input: Bernadette Boyle, the Planning Commission Liaison, inquired about the flood plain noted on the Millar property; Chairman Shackelford suggested that it not be required until the ordinance has been updated but he left the final decision up to the Mayor.

11. Adjournment: Loren Shackelford made a motion to adjourn the meeting, 2nd by Mike Hills. All voted in favor, the meeting adjourned at 6:19pm



Mike Hill/Secretary