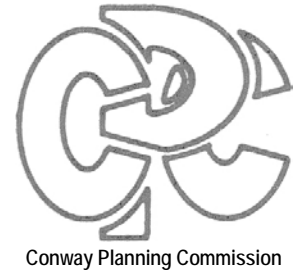




PLANNING COMMISSION MEETING
District Court Building
7:00 p.m., June 15, 2009



The regular meeting of the Conway Planning Commission was held Monday, June 15, 2009. Present: Craig Cloud, Kimberly Gardner, Richard Kirkman, Terry Sossong, Chris Steplock, and Jeff Sturdivant. Absent: Sandy Mabry, Kent Mathis, Mary Etta Qualls, and Todd Smithhart.

Chairman Terry Sossong called the meeting to order and requested that commission members introduce themselves to the audience present.

Before getting started on the agenda, Mr. Sossong gave a quick background of the Planning Commission stating that it is a board of ten volunteers charged with providing the city council objective recommendations about land use items presented to the city. The council has the option to use or reject the planning commission's recommendations. It is important that if you are here in support of, or against, any item heard tonight, that you follow the item to the council's final approval or denial. All land use decisions reached here tonight may be appealed to the city council without further public notification. The meeting is divided into three categories, typically, or three sections—review of the minutes, the committee reports, and then a public hearing. And the committee reports are going to take a little bit longer tonight due to the Subdivision Committee not having sufficient participation to have a quorum.

Staff reports on the agenda require no action and include site plans, lot splits, mergers, and minor subdivisions filed for record. Site plans reported: Don Owen Center Maintenance Building, 10 Lower Ridge Road. Lot splits, lot mergers, and minor subdivisions reported (filed for record): None.

The first item of business was the May minutes. Craig Cloud made a motion to approve the minutes; Richard Kirkman seconded. Motion passed unanimously.

REPORT OF STANDING COMMITTEES

SUBDIVISION

1. Watson and Rankin, LLC, request for a one-year extension to complete the final plat for Shadow Ridge Subdivision Phase III was granted subject to the amended punch list on a 6 – 0 vote. Motion was made by Richard Kirkman and seconded by Jeff Sturdivant.
2. Watson-Rankin Associates request for a variance to Turnbury Estates Subdivision P.U.D. preliminary plat, punch list item 37, to eliminate the eastern entrance to the PUD that was originally proposed as right-in, right-out only failed on a 4 – 2 vote on a motion to allow the variance to eliminate the eastern entrance to the PUD.

Motion to allow was made by Craig Cloud and seconded by Jeff Sturdivant. Commissioner Richard Kirkman had a problem with the density of this development and only a single access. With only one access, should it be blocked for whatever reason and a life or death situation occur, there would be no other option to get in or out. He just feels this is not a good idea. Commissioners Kim Gardner and Richard Kirkman voted against the motion.

PUBLIC HEARING

ANNEXATION

3. Pin Tail Investments of Conway, LLC, request for annexation of 29.30 acres with R-1 zoning along the east side of Old Military Road north of Deerbrook Subdivision was approved 6 – 0 on a motion made by Craig Cloud and seconded by Kim Gardner. Land surveyor Bobby French represented the applicant on this annexation request that would bring the property that is to be the location of a new sewer pump station for the Greens at Nutter Chapel into the city of Conway. Conway Corp requires the pump station to be within the city. There were no other speakers either for or against this annexation request.

REZONING/CONDITIONAL USE

4. Caraway Communications (AT&T Mobility) request to rezone from MF-3 to RU-1 property located at 1502 Boen Street was approved 6 – 0 on a motion made by Craig Cloud that was seconded by Richard Kirkman. Donald Caraway, 508 North Grady, Whitewright, Texas, was present to speak for the rezoning request. Other speakers: none.
5. Caraway Communications (AT&T Mobility) request for a conditional use permit to allow a transmission tower at 1502 Boen Street was approved 6 – 0 on a motion made by Richard Kirkman and seconded by Kim Gardner. Conditions attached to the motion are as follows.
 1. Transmission tower to be flagpole design.
 2. 100-foot monopole transmission tower with no external antennae or cabling allowed.
 3. No signs, banners, or advertising allowed except signage required by the FCC.
 4. No lighting allowed except that required by the FAA and/or emergency lighting inside the compound.
 5. The perimeter of the 30-foot by 30-foot tower area is to be surrounded by an 8-foot chain link fence.

ZONING ORDINANCE AMENDMENT

6. City Planner Donald Anthony briefly reviewed the language and highlights of the proposed amendment to the Zoning Ordinance that would replace the text in *Section 401.9—Planned Unit Development (PUD)*. The intent of the proposed amendment is to streamline the language and layout of the PUD section and improve the approval process while retaining the existing fee structure.

The new text requires greater cooperation between the applicant and surrounding property owners, moves away from specific numeric standards, and eases the upfront cost burden on the applicant by delaying the plat requirement until after the PUD rezoning is approved by the City Council. Following the public hearing and planning commission discussion, Craig Cloud made a motion that this proposed PUD amendment to the Zoning Ordinance be sent to the City Council with a recommendation for adoption. Kim Gardner seconded the motion. Planning Commission vote was 6 – 0. Others speaking for or against the item: none.

7. Planning Director Bryan Patrick presented a proposed amendment to the Zoning Ordinance to allow Fairgrounds as a permitted use in I-3 Intensive Industrial District. No one else came forward to speak for or against this proposed amendment. Following commission discussion, Richard Kirkman made a motion that the proposed amendment be forwarded to the City Council with a recommendation for approval. Kim Gardner seconded the motion that passed 6 – 0.

Meeting adjourned around 8:20 p.m., on a motion by Craig Cloud that passed by acclamation.