

Pea Ridge Planning Commission
Regular Meeting
January 6, 2009

Those Present: Al Fowler, Dino Collins, M.J. Hensley, Patty Villines, Dr. Karen Sherman, and Building Official Tony Townsend.

Dr. Sherman called the meeting to order and entertained a motion to approve the minutes from the December 2, 2008 regular meeting. M.J. Hensley moved to approve the minutes as presented, Patty Villines seconded the motion. Al Fowler yes, Dino Collins yes, M.J. Hensley yes, Patty Villines yes, Dr. Sherman yes, motion carries minutes approved.

Dr. Sherman closed the Planning Commission meeting and opened the public hearing.

3.A.) Rezone A-1 to R-1A 20.14 Acres on Ross Salvage Road. (Red Rock Development LLC)

Developer Kevin Felgenhauer presented the proposal to the Commission. Sue Elverston asked the developer how many homes were planned and if the development would be in phases. Kevin Felgenhauer stated that yes there would be two phases to the development. The first phase would consist of 31 possibly 32 lots and the second phase would be 12 to 14 lots. Jerry Burton asked the Commission if Ross Salvage Road was slated as a Collector in the Long Range Street Plan and if so would the developer be required to bring it to that standard. Dr. Sherman stated yes, this is only a rezone tonight, but when the preliminary plat is submitted this will be required. Ruby Ross asked how the new sewer line would be protected from washing out in the draw below the development. Dr. Sherman stated that the Commission did not know what precautions were in place. She advised that Water/Sewer Superintendent Ken Hayes, not in attendance, would be the best source to answer that question. Kevin Felgenhauer stated that the sewer line was well above the area of concern. With no more questions or comments Dr. Sherman closed the public hearing and reopened the Planning Commission Meeting.

5.A.) Rezone A-1 to R-1A 20.14 Acres on Ross Salvage Road.

M.J. Hensley stated that he sees nothing different from the last time when R-2 was approved; therefore he has no concerns with this rezone. Dr. Sherman asked Building Official Tony Townsend to define R-1A zoning. Tony

Townsend stated that it was Residential Single Family lots at 10,000 square feet as opposed to the 12,000 square foot lots required in a standard R-1 zone. M.J. Hensley made the motion to approve the rezone request, Dino Collins seconded the motion. Al Fowler yes, Dino Collins yes, M.J. Hensley yes, Patty Villines yes, Dr. Sherman yes, motion carries rezone approved.

5.B.) Meet Candidates for Planning Commission Seat.

Jerry Burton- City Council 3 years, Chairman of Street Committee on Long Range Plan, interested in community, helping with future growth, and is here to serve. He is retired and wants to be involved.

Brian Nave- just finished a 2 year appointment to the City Council and is still interested in serving his community.

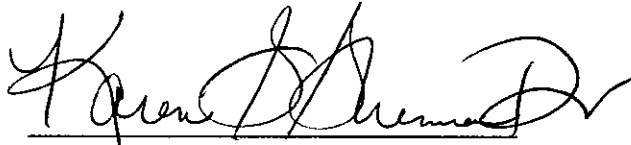
Don Draper- is a lawyer in real estate for Wal-Mart, has lived in Pea Ridge for 3 years and is interested in being more involved in the community.

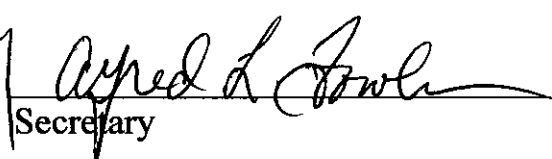
5.C.) Number of Commissioners and Terms.

Dr. Sherman listed each commissioner and term expiration. M.J. Hensley and Al Fowlers terms are up for renewal this year. Dr. Sherman asked Mayor Jackie Crabtree in the audience for comment. Mayor Crabtree stated that the City Ordinance lists 3 years as a term, but that the City has been using a 5 year term for some time and that needs to be changed if we want to continue with 5 year terms. The Mayor also discussed the number of Commissioners. He stated that there seemed to be a lot of agreement that additional members would help on attendance at tech reviews and achieving a quorum at meetings. Dr. Sherman then discussed the need for commitment, not only at regular meeting, but tech reviews and committee meetings as well. M.J. Hensley stated that 5 year terms were good because of the amount of acquired knowledge needed to be a commissioner. Dr. Sherman suggested that a 7 member commission should be adequate. M.J. Hensley made the motion to set the number of commissioners at 7 and the term of service at 5 years, Patty Villines seconded the motion. Al Fowler yes, Dino Collins yes, M.J. Hensley yes, Patty Villines yes, Dr. Sherman yes, motion carries number of members and lengths of terms approved.

Dr. Sherman stated that our newly approved by-laws required an election of officers every January. It was decided that since the by-laws and officers were just approved in October, that this January would constitute the beginning of the officer's 1st term. It was then agreed that each Commissioner would discuss their choice of candidates personally with the Mayor, and the candidates with the most votes would be recommended to the City Council for approval.

M.J. Hensley made the motion to adjourn the meeting, Dino Collins seconded the motion. Unanimous vote, meeting adjourned.


Chairwoman


Secretary

Guests in Attendance

Ruby Ross
Kevin Felgenhauer
Jackie Crabtree
Brian Nave
Don Draper
Jerry Burton
Sue Elverston
Annette Beard
Dorothy Lynch
Leo Lynch
Nadine Telgemeier
Pat Vierck
Jerry Carnes
Larry Majors