CENTERTON PLANNING COMMISSION
JULY 7, 2026 @ 6:00 PM
AGENDA

Public comment period after the introduction of each agenda item

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES –** Planning Minutes – 06/02/2026

4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
   - **A.** **HOP26-05 TOUCH OF WELLNESS LLC** – Reiki Services – 1550 N Lexington Place (Lot 4 Lexington Place Subdivision / Zoned R-2) *Appl/Owner: Valerie Patterson (Planner: CWeber)*
   - **B.** **HOP26-26 COOKIE & COIL BAKING CO.** – Cottage Bakery - 1921 Finnegan St (Lot 57 Edgewood Estates Subdivision / Zoned R3-SF) *Appl/Owner: Daphne England (Planner: CWeber)*
   - **C.** **HOP26-27 WAR EAGLE ROOFING & RESTORATION** – Office/Admin Use Only – 460 Leslie Ln (Lot 53 Blossom Hills Subdivision / Zoned R-2) *Appl: Auburn Bryan; Owner: Ujjwal Anjuri (Planner: CWeber)*
   - **D.** **HOP26-28 PRICE BOOKKEEPING SOLUTIONS** – Online Bookkeeping Services – 121 Sullivans Way (Lot 578 Bellewood Subdivision / Zoned R-2) *Appl/Owner: Sam Price (Planner: CWeber)*
   - ORD **E.** **MP26-07-TS FUQUA TRACT SPLIT**-482 Kimmel Rd (Zoned A-1 / 39.66 Ac / Tract 1: 39.4 Ac / Tract 2: 0.25 Ac) *Appl: Srennivas Parise; Owner: Doylene Fuqua Trust; Engr: Bates & Associates, Andy Hooper (Planner: DMorrisonLloyd)*

5. **OLD BUSINESS**
   - **A.** **DEV23-10 FLYWAY CROSSINGS AT CENTERTON – Extension** of Preliminary Plans and Adjacent Street Agreement Approval – 447 Kimmel Rd (Zoned R3-MF/ 18.5 Ac/ 170 Dwelling Units/ PUD22-05) *Appl: Flyway Ventures, Chris Woodard; Engr: Bowman Consulting, James Ducker (Planner: KKnight)*

6. **NEW BUSINESS**
   - **A.** {PUBLIC HEARING} **CU25-02-A1 CENTERTON PICKLEBALL COURTS – Amendment** Recreational facility indoor/outdoor & on-premises alcohol consumption – N Main St and N Lexington Pl (Zoned C-3/ 5.00 Ac/ S28-T20N-R31W) *Eng: Crafton Tull, Hunter Collins; Owner: NFOUR LLC (Planner: TCulpepper-Miller)*
   - **B.** {PUBLIC HEARING} **CU26-11 STORYBOOK SCHOOLHOUSE – Educational Facility –** 566 E Centerton Blvd (Zoned C-2/ 1000 Sq Ft Unit) *Appl: Sarah Rice; Owner: Lake View Plaza LLC (Planner: CWeber)*
   - **C.** **MSI26-01 WALMART NEIGHBORHOOD MARKET #6953 – EV Charging Stations** - 1800 E Centerton Blvd (Zoned C-2/ 7.3 Ac / S35-T20N-R31W) *Appl: Nicole Nickelson; Owner: Wal-Mart Real Estate Business Trust (Planner: TCulpepper-Miller)*
   - ORD **D.** **SUB23-03F-PH2 FEATHERSTON WEST PH 2 FINAL – Final Plat and Bonds** – Kimmel Rd, Daisy Rd, & Womack Rd (Zoned R3-SF/ 12.99 Ac/ 95 buildable lots/ 2 unbuildable lots/ 95 dwelling units) *Eng: Bates & Assoc, Eli La Salle; Owner: SM DDB 3 LLC; Rep: Travler Moore (Planner: KKnight)*
   - **E.** **SUB24-08 HARBOR MANOR – Preliminary Plat & Plans & Adjacent Street Agreement** – 11897 Holloway Rd – (Zoned R3-SF/ 61 SF Buildable Lots/ 19.9 Ac/ S09-T19-R31) *Eng: Crafton Tull, Taylor Lindley; Owner: A & J Real Estate Holdings LLC (Planner: TCulpepper-Miller)*
   - ORD **F.** {PUBLIC HEARING} **TITLE 14 ZONING - SCHEDULE OF USES AMENDMENT –** Sec 14.04.14 for Agricultural, Commercial and Industrial Uses

7. **OTHER BUSINESS**
   - **A.** **Proposed Ord 2026-21 Amending Chapter 13.04 Planning Commission –** Mayor Edwards

NOTE: Although every effort on the part of the Planning Dept.is made to assure every Agenda is accurate and precise, periodically, for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice. Citizens are encouraged to call City Hall/Planning Dept. (479-795-2750-option 4) to verify if an item of interest remains scheduled to be heard on this date.

8. **ANNOUNCEMENTS**
   - A. **Next Council Meeting: 07/14/2026 @ 6:00 PM**
   - B. **Next PC Meeting: 07/21/2026 @ 6:00 PM**
   - C. **Next Tech Review Meeting: 07/16/2026 @ 2:00 PM (Zoom)**
   - D. **APAC Course 4: Subdivisions: 08/05/2026 from 9:00 am – 12:00 pm (virtual)**
   - E. **APAC Course 5: Development Review & Variances: 09/09/2026 from 9:00 am – 12:00 pm (virtual)**

9. **ADJOURN**

NOTE: Although every effort on the part of the Planning Dept.is made to assure every Agenda is accurate and precise, periodically, for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice. Citizens are encouraged to call City Hall/Planning Dept. (479-795-2750-option 4) to verify if an item of interest remains scheduled to be heard on this date.

PLANNING COMMISSION
MINUTES OF MEETING
JULY 7, 2026

1. CALL TO ORDER

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:01 P.M.

2. ROLL CALL

Those Planning Commissioners present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Tony Davis, Devin Murphy, Craig Langford, John Sessoms, Brandon Swoboda, Curtis Ramsey, and Ben Lewis. Others in attendance for the city were: Planning Director Lorene Burns, Senior Planner Dianne Morrison Lloyd, Planner Kayla Knight, Planner Tara Culpepper-Miller, City Attorney Brian Rabal, City Engineer Alan Craighead, Mayor Bill Edwards, and Planning Assistant/Recorder Christian Weber. Also in attendance were City Council members Josie Reed, Cliff Thompson, and Wendy Henson.

3. APPROVAL OF MINUTES

Planning Chairman Jeff Seyfarth introduced the minutes of the Planning Commission meeting from 06/02/2026 and asked Commissioners if anyone had questions or concerns.

John Sessoms made a motion to approve the minutes from 06/02/2026 Planning Commission Meeting, with a 2nd from Devin Murphy. No members were opposed, and the motion carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

A. **HOP26-05 TOUCH OF LIGHT WELLNESS LLC** – Reiki Services – 1550 N Lexington Place (Lot 4 Lexington Place Subdivision / Zoned R-2) *Appl/Owner: Valerie Patterson (Planner: CWeber)*

B. **HOP26-26 COOKIE & COIL BAKING CO.** – Cottage Bakery - 1921 Finnegan St (Lot 57 Edgewood Estates Subdivision / Zoned R3-SF) *Appl/Owner: Daphne England (Planner: CWeber)*

C. **HOP26-27 WAR EAGLE ROOFING & RESTORATION** – Office/Admin Use Only – 460 Leslie Ln (Lot 53 Blossom Hills Subdivision / Zoned R-2) *Appl: Auburn Bryan; Owner: Ujjwal Anjuri (Planner: CWeber)*

D. **HOP26-28 PRICE BOOKKEEPING SOLUTIONS** – Online Bookkeeping Services – 121 Sullivans Way (Lot 578 Bellewood Subdivision / Zoned R-2) *Appl/Owner: Sam Price (Planner: CWeber)*

ORD **E.** **MP26-07-TS FUQUA TRACT SPLIT**-482 Kimmel Rd (Zoned A-1 / 39.66 Ac / Tract 1: 39.4 Ac / Tract 2: 0.25 Ac) *Appl: Srennivas Parise; Owner: Doylene Fuqua Trust; Engr: Bates & Associates, Andy Hooper (Planner: DMorrisonLloyd)*

Joey Ingle made a motion to ratify the ADMINISTRATIVE APPROVALS, with a 2nd from Tony Davis. No members were opposed, and the motion was carried.

5. OLD BUSINESS

A. **DEV23-10 FLYWAY CROSSINGS AT CENTERTON – Extension** of Preliminary Plans and Adjacent Street Agreement Approval – 447 Kimmel Rd (Zoned R3-MF/ 18.5 Ac/ 171 Dwelling Units/ PUD22-05) *Appl: Flyway Ventures, Chris Woodard; Engr: Bowman Consulting, James Ducker (Planner: KKnight)*

- No one was present to represent the applicant.
- Planner Kayla Knight gave the staff report. The applicant is requesting a 1-year extension of preliminary approval for an approved planned unit development and development plans to develop a multi-family

development at 447 Kimmel Rd. The PUD (PUD22-05) was approved 11/15/2022 and the development plans received preliminary approval by PC on 07/02/2024 and an extension of approval on 06/03/2025. All comments have been addressed and conditions set by PUD22-05 have been met, however, the project cannot begin construction due to sanitary sewer capacity limitations at the Decatur Wastewater Treatment Plant. All internal streets are private and minimum 24-ft wide. The proposed parallel parking matches our typical 30-ft back of curb local road section. There are 5-ft sidewalks provided throughout and 24-ft wide alleys that allow two-way traffic and meet fire code. This development will designate 40-ft of right-of-way for Kimmel Rd, a major collector. McKissic Springs Loop, a 12-ft trail, is planned along Kimmel Rd and will be built along the property frontage. A fee-in-lieu of all other road improvements has been proposed at the recommendation of the City Engineer and Public Works Director in the estimated amount of $51,607.23. This estimate has been approved by the City Engineer and Public Works Director. The adjacent street agreement has been approved and signed by all parties. The City Engineer has approved the drainage as proposed and the photometric plan has been approved by staff. No trees will be preserved with the development. Trees are proposed within the pocket parks, throughout the development, and along the east and south property lines as required per the PUD. Trees are proposed along Kimmel Rd outside of the ROW; however, the sight triangle requirements prohibit street trees along Kimmel at this time and will be planted by the Public Works Department when that part of Kimmel Rd is improved. The proposed parking meets the PUD requirements.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Craig Langford motioned to approve DEV23-10 FLYWAY CROSSINGS AT CENTERTON – Extension of Preliminary Plans and Adjacent Street Agreement Approval with a 2nd from John Sessoms. No members were opposed and the motion carried.

6. NEW BUSINESS

A. {PUBLIC HEARING} **CU25-02-A1 CENTERTON PICKLEBALL COURTS – Amendment**
Recreational facility indoor/outdoor & on-premises alcohol consumption – N Main St and N Lexington Pl (Zoned C-3/ 5.00 Ac/ S28-T20N-R31W) *Eng: Crafton Tull, Hunter Collins; Owner: NFOUR LLC (Planner: TCulpepper-Miller)*

- Trent Woessner with Crafton Tull was present to represent the applicant. The original request was for an amendment to the Conditional Use Permit for a parking reduction and a landscape waiver. After discussing with Planning staff, the amendment has been withdrawn, and they are now wanting to revise the condition of approval that requires a PUD for any future buildings or redesign of the site and rather allow a Large-Scale Development.
- Planner Tara Culpepper-Miller gave the staff report. The property is zoned C-3 with a conditional use permit (CU25-02) approved by PC on 03/04/2025 for the use of indoor/outdoor recreation facility and on-premise alcohol consumption. The applicant is requesting an amendment to their approved conditional use to revise the parking ratios for the proposed development. A condition of approval set for CU25-02 is any future phases that include additional structures will require the submittal and approval of a PUD. When this conditional use was originally approved, Title 15 did not have site design standards. Now that there is newly adopted development code with site design standards, staff recommend the condition to require a PUD with future phases be removed. The original amendment request for parking reduction was formally withdrawn via email 07/01/2026. The other conditions set with CU25-02 will remain in place and the large-scale development will follow Title 15 code.

The commissioners had no questions, and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to open the public hearing for CU25-02-A1 CENTERTON PICKLEBALL COURTS – Amendment Recreational facility indoor/outdoor & on-premises alcohol consumption with a 2nd from Devin Murphy. No members were opposed, and the public hearing was opened.

- Chris Mooney residing at 1325 N Main St spoke. Mr. Mooney was originally planning to speak against the addition of the building and parking reduction amendment, however that request had been withdrawn.

Joey Ingle made a motion to close the public hearing for CU25-02-A1 CENTERTON PICKLEBALL COURTS – Amendment Recreational facility indoor/outdoor & on-premises alcohol consumption with a 2nd from Devin Murphy. No members were opposed, and the motion carried. Jeff Seyfarth asked if there were any questions or comments from the commissioners.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion to revise CU25-02-A1 CENTERTON PICKLEBALL COURTS – Recreational facility indoor/outdoor & on-premises alcohol consumption. John Sessoms motioned to approve the CU25-02-A1 Amendment to remove the condition requiring a PUD with future phases with a 2nd from Joey Ingle. In a Roll Call, all commission members voted in favor. With a unanimous vote, the motion passed.

B. {PUBLIC HEARING} **CU26-11 STORYBOOK SCHOOLHOUSE – Educational Facility** – 566 E Centerton Blvd (Zoned C-2/ 1000 Sq Ft Unit) *Appl: Sarah Rice; Owner: Lake View Plaza LLC (Planner: CWeber)*

Jeff Seyfarth entertained a motion. Craig Langford made a motion to open the public hearing for CU26-11 STORYBOOK SCHOOLHOUSE – Educational Facility with a 2nd from John Sessoms. No members were opposed, and the public hearing was opened.

- The applicant Sarah Rice was present and gave an overview. She is requesting a conditional use permit to use 566 E Centerton Blvd as a microschool for up to 8 students. The hours will be Tuesday through Thursday from 8:30 am to 12:30 pm.
- Planner Kayla Knight gave the staff report. The applicant is requesting a conditional use permit for an educational facility within Lake View Plaza. The unit is proposed to be converted into a classroom for a homeschool group of up to 8 students aged 5-8 years. There are no site or structural changes proposed, however light fixtures will be added as well as temporary shelving and child-sized furniture. The property is C-2 with access from E Centerton Blvd and 2 entrances off Allen Rd. Five (5)parking spaces were apportioned per the unit's approximate 1,000 sq ft. Although the peak demand of +/- 9 vehicles will exceed the design parking spaces in the shared lot, due to the short nature and the designed overlap in all of the parking where every unit does not require peak parking demand at any given time, there are no concerns from a parking view for this proposal. Per Public Works, cars must park in parking spaces, not left unattended along the drive.
- No one from the public stepped forward to speak.

Joey Ingle made a motion to close the public hearing for CU26-11 STORYBOOK SCHOOLHOUSE – Educational Facility with a 2nd from John Sessoms. No members were opposed, and the motion carried. Jeff Seyfarth asked if there were any questions or comments from the commissioners.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion.* John Sessoms *motioned to approve CU26-11 STORYBOOK SCHOOLHOUSE – Educational Facility with a 2nd from Joey Ingle. In a Roll Call, all commission members voted in favor. With a unanimous vote, the motion passed.

C. **MSI26-01 WALMART NEIGHBORHOOD MARKET #6953 – EV Charging Stations** - 1800 E Centerton Blvd (Zoned C-2/ 7.3 Ac / S35-T20N-R31W) *Appl: Nicole Nickelson; Owner: Wal-Mart Real Estate Business Trust (Planner: TCulpepper-Miller)*

Commissioners John Sessoms and Devin Murphy recused themselves.

- The applicant Alex Park with Kimley-Horn Associates representing Wal-Mart was present on zoom and gave an overview. They are proposing the installation of 4 EV chargers to service 8 EV stalls.

- Planner Tara Culpepper-Miller gave the staff report. This project has been seen by the Planning Commission previously, however the location of the charging stations changed post approval. The applicant is proposing to eliminate 6 parking spaces and 2 spaces occupied by cart corrals with the conversion of 14 existing parking spaces and 2 cart corrals to install 8 EV charging stations with pedestrian access. Shrubs are proposed to buffer the view of above ground utility connection points. The total parking provided will be 201 spaces, which meets the requirement set by their variance VAR13-05. The submitted demolition plan indicates that a portion of the existing concrete pavement will be removed. There are concerns about the access through the site during construction. Staff recommended including a site circulation map to show how access will be maintained and asked if there are phases of construction when some of the fencing will be removed and reopened to traffic, neither have been received.
- Commission Chair Jeff Seyfarth clarified what was needed for the site circulation plan. It needs to show how traffic will maneuver around the site and where pedestrian access will be during construction. Alex Park explained the engineer's plans to prepare a traffic control plan prior to the pre-construction meeting with the City. They are also looking at options to bore the conduit to avoid cutting off the drive aisles.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve MSI26-01 WALMART NEIGHBORHOOD MARKET #6953 – EV Charging Stations contingent on the traffic control plan being submitted and approved prior to pre-con. With a 2nd from Tony Davis and no members opposed, the motion carried.

Commissioners John Sessoms and Devin Murphy rejoined.

ORD **D. <u>SUB23-03F-PH2 FEATHERSTON WEST PH 2 FINAL – Final Plat and Bonds</u>** – Kimmel Rd, Daisy Rd, & Womack Rd (Zoned R3-SF/ 12.99 Ac/ 95 buildable lots/ 2 unbuildable lots/ 95 dwelling units) *Eng: Bates & Assoc, Eli La Salle; Owner: SM DDB 3 LLC; Rep: Travler Moore (Planner: KKnight)*

- Braden Wise with Bates & Associates representing the owner was present.
- Planner Kayla Knight gave the staff report. Phase 2 of this subdivision is between Kimmel Rd, Daisy Rd, and Womack Rd. The site has passed final inspection, and all street improvements have been completed. The Streets, Drainage, Water and Sewer bond amounts have been approved. The developer provided a performance bond for greenspace improvements within tract C2, fencing and landscaping on west side of the detention pond on tract C4, internal 5-ft trails between lots. Daisy Rd currently has 35' of designated ROW and an additional 15' will be designated. Improvements included 24' pavement without curb and gutter, 6' sidewalk, street trees, and lights, a 10' ditch, and 8' greenspace. The remainder of Daisy Rd will be completed with phase 3. Womack Rd currently has 30' of ROW designated and an additional 40' will be dedicated with this development. A 2-lane road with curb and gutter and drainage was constructed. Improvements included a 10' sidewalk on the west side of Womack, streetlights, and street trees. Variable ROW is being dedicated along Kimmel Rd. The road was widened approx. 8' and included 2' of curb and gutter. Improvements also included streetlights, trees, and a 6' sidewalk. The final plat, record drawings, and record drainage report have been approved by all city departments with no outstanding comments.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve SUB23-03F-PH2 FEATHERSTON WEST PH 2 FINAL – Final Plat and Bonds. With a 2nd from John Sessoms and no members opposed, the motion carried.

E. <u>SUB24-08 HARBOR MANOR – Preliminary Plat & Plans & Adjacent Street Agreement</u> – 11897 Holloway Rd – (Zoned R3-SF/ 60 SF Buildable Lots/ 19.9 Ac/ S09-T19-R31) *Eng: Crafton Tull, Taylor Lindley; Owner: A & J Real Estate Holdings LLC (Planner: TCulpepper-Miller)*

- Victor Awopet with Crafton Tull representing the owner was present and gave an overview.
- Planner Tara Culpepper-Miller gave the staff report. The applicant is proposing 60 single-family lots, 1 non-buildable pond tract, 1 unbuildable drainage tract, and a lift station lot. This development will include full street improvements to Optic Rd in lieu of half street improvements to Holloway Rd. There are 3 ponds and 4

linear water features on the property. A Nationwide Permit was issued October 20, 2022, authorizing six crossings of an unnamed tributary, including temporary trenching and backfill activities. Impacts are less than 0.03 acres per crossing, no mitigation is required, and species protection measures are included as permit conditions. This subdivision proposes a retention pond with a 48-inch wrought iron fence around the pond. The drainage report has been approved by staff. One entrance to the subdivision will be provided from Optic Rd. Annika Estates has dedicated 12' of ROW and an agreement has been made to allow for a modified street section which will include 40' of ROW dedication totaling approximately 1,281', a 27'-37' FOC/FOC street section, curb & gutter, 6' sidewalk along the west side, and a 10' sidewalk along the east side, green space, and street trees. The construction of a 10' sidewalk and dedication of the 45' ROW are the only improvements proposed along Holloway Rd. Due to the developer constructing all Optic Rd half street improvements to Holloway Rd are not required. Lighting is proposed throughout the subdivision and along Optic & Holloway Rds. Street trees are proposed along Optic Rd and around the retention pond area. There are minor comments remaining with Centerton Utilities.

- Commissioner Ben Lewis confirmed that on Holloway Rd there would be no curb & gutter improvements. Tara explained that is correct, the developer is making sidewalk improvements. There is concern over the inconsistent curb & gutter and sidewalk throughout the city. City Engineer Alan Craighead explained adding curb & gutter on Holloway Rd would mean sacrificing Optic Rd. Planning Director Lorene Burns explained there was a trade-off with the developer where the developer would build the entirety of Optic Rd and the City gave them leniency on building Holloway Rd with the understanding that the City would improve Holloway in the future. Tara explained there would be sidewalk and street trees along both sides of Optic, including Annika Estates' side, as well as sidewalk and street trees along Holloway Rd.
- Julie Davies, a trustee of the trust that owns the parcel to the east, expressed concerns over the drainage that will flow onto her property through a dry swale on their property causing the swale to become a runoff ditch and impacting their ability to access that portion of the property. Alan Craighead explained that is the natural low area of the land. The proposed pond will capture any additional peak runoff and when it would release from the site it will go through that dry swale. If there are concerns over access, the recommendation is to talk with the developer prior to construction because part of their requirements is that they cannot negatively impact the downstream property owner.
- Julie Davies explained another concern is a road that dead ends on the east property line and if that is necessary. Staff explains our code requires connection points on all property lines for future connectivity. There are also requirements to ensure it looks nice.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve SUB24-08 HARBOR MANOR – Preliminary Plat & Plans & Adjacent Street Agreement with the contingency that all outstanding Centerton Utilities comments are addressed. With a 2nd from Tony Davis and no members opposed, the motion carried.

F. {PUBLIC HEARING} **TITLE 14 ZONING - SCHEDULE OF USES AMENDMENT –** Sec 14.04.14 for Agricultural, Commercial and Industrial Uses

The commissioners had no questions, and Jeff Seyfarth entertained a motion. Craig Langford made a motion to open the public hearing for TITLE 14 ZONING - SCHEDULE OF USES AMENDMENT with a 2nd from Devin Murphy. No members were opposed, and the public hearing was opened.

- Planner Kayla Knight explained this Schedule of Uses is the same as last time. There is a highlighted section in the code that was added stating if a use is changing from a non-assembly use to an assembly use, the site needs to be re-evaluated to ensure it can handle the change.
- Since the last discussion of the Schedule of Uses, the topic of a farm stand has been brought to staff's attention. Home occupations that meet certain requirements can be allowed though a Home Occupation Permit (HOP), a type of Conditional Use Permit. Farm stands being outside of the residence do not meet some of those requirements for a HOP. Staff is inquiring if, since the use is not very intensive, could it be approved with a HOP with additional conditions set instead of having to navigate through the Conditional Use Permitting process. Planning Commissioners made points of needing to maintain the aesthetics of the

neighborhood, limit the impact on neighbors, and the use of the public ROW for the customers. City Attorney Brian Rabal brought up the point of what business owners could be selling. Planning Assistant Christian Weber mentions the conditional use permitting process can be intense for something such small scale, but with the things that need to be considered if you are doing it on a case-by-case basis it will lead to inconsistencies. The consensus between staff and Commission was if the business is within the constraints of the residence and meets the requirements for a Home Occupation Permit, it should be considered as such. Any business beyond what the Home Occupation Permit would allow would need to be considered for a Conditional Use Permit. Cindy Zumstein of 230 Town Vu Rd added that there are state cottage laws that handle baked goods and homemade goods being sold but the city controls whether it can be inside or outside.

- Staff brought up Emergency Services and requested it to be allowed by right in Agricultural, Commercial, and Industrial zones. Any site requirements would be looked at on the development plans. City Councilor Cliff Thompson of 116 Christian Lane included it could be beneficial to have emergency services allowed in all zones. When determining the location of emergency services, there are response times that need to be considered. If emergency services only use the land within zones where they are permitted, they will be along the edges of the city where a portion of the coverage area goes to another city. Ideally, the emergency services would be positioned in the city where they can provide the most coverage for the city. Additionally, emergency service building can be built to match the surrounding area. Commissioners explained part of the discussion around emergency services in residential is requiring a Conditional Use Permit would require public notification and allow the surrounding residents to provide input.

Joey Ingle made a motion to close the public hearing for TITLE 14 ZONING - SCHEDULE OF USES AMENDMENT with a 2nd from John Sessoms. No members were opposed, and the motion carried. Jeff Seyfarth asked if there were any questions or comments from the commissioners.

- Commissioner Craig Langford asked for clarification on why section 5 was added. Staff explained that if a structure already exists and the use is changing to a permitted use, the site was not coming back to the Planning Department for re-evaluation. This was impacting the parking to where a non-assembly use was converted to an assembly use, which has different parking requirements that were not being met.

With no other questions from the commissioners, Jeff Seyfarth entertained a motion. Devin Murphy motioned to approve TITLE 14 ZONING - SCHEDULE OF USES AMENDMENT with a 2nd from Joey Ingle. In a Roll Call, all commission members voted in favor. With a unanimous vote, the motion passed.

7. OTHER

A. Proposed Ord 2026-21 Amending Chapter 13.04 Planning Commission

- Mayor Bill Edwards shared the main changes within the ordinance. A requirement for posting notices requesting applications for Planning Commission positions opening 60 days prior to the end of the position's current term or within 30 days of someone resigning. For the positions that are opening soon the city received 13 applications that appear to be good candidates. They will be interviewed by the Mayor, the Planning Commission Chair or designee, and Planning Director or designee. The selected applicants will be suggested to the City Council, and they will accept or deny their appointments. Also included in the code updates are training requirements. Planning Commissioners will be required to complete 4 hours of training a year. There are multiple ways these hours can be completed.
- Commission Chair Jeff Seyfarth suggested allowing the Mayor to have a designee for the interviewing process to avoid potential conflict of interest. He also asked if these changes will be applied to other appointed commissions in the city. Mayor Bill Edwards stated it is likely to be discussed.

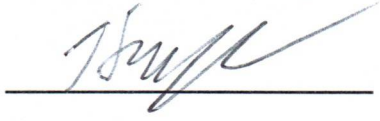
8. ANNOUNCEMENTS

A. Next PC Meeting: 07/21/2026 @ 6:00 PM
B. Next Council Meeting: 07/14/2026 @6:00 PM
C. Next Tech Review Meeting: 07/16/2026 @ 2:00 PM (Zoom)

D. APAC Course 4: Subdivisions: 08/05/2026 from 9:00 am – 12:00 pm (virtual)
E. APAC Course 5: Development Review & Variances: 09/09/2026 from 9:00 am – 12:00 pm (virtual)
F. Centerton Recreation Center groundbreaking: 07/13/2026
G. MyCenterton app is active.

9. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 7:33 PM, with a 2nd from Joey Ingle. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth- Planning Chair
Centerton Planning Commission

Minutes Prepared By: Christian Weber