

**Planning Commission Meeting Minutes
September 22, 2025, at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Chad Ball
Howard Carter
Judy Horne
Matt Hutcherson – 6:19pm
Norm Toering
Bobby Wilson

ABSENT: Gerry Harris, Vice Chair

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

2. **Approval of Minutes:** August 25, 2025, minutes were unanimously approved.

3. **Comments from Citizens:** None

Unfinished Business

1A. Large Scale Development – Beacon Ventures, Property owned by Derek Winkle, Location –S. Bois D’ Arc & W. White St., Presented by Blew & Associates.

Jorge Duquesne of Blew & Associates stated we have made this a one-story building, and it should meet all parking requirements. It took a little while to come back and we were waiting on the owner to tell us what was going on and how he wanted to proceed. It should be good to go.

City Engineer Chris Brackett read a memo as follows.

The Large-Scale Development for the Beacon Ventures Commercial has been reviewed, and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The 100-year Water Surface Elevation (WSE) must be 2’ vertically and 20’ horizontally for any structure. The WSE is currently shown at 12.17’ horizontally but is 2.5’ vertically. A waiver of the 20’ setback must be approved by the Planning Commission. I recommend approval of this waiver due to the additional 6” vertical separation shown.
2. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
3. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
4. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
5. A sign permit will be required for the construction of the signage for this project.
6. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
7. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
8. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Norm Toering asked if the pond had always been in the back of the property and if there is enough room for a firetruck to get through. Mr. Duquesne answered yes, the pond has always been in the back, and there is

enough room for firetrucks and Chief Hellard has approved of it.

Chairman Mann wanted to know if the picture of the southwest corner in the vicinity map if it was just that part we are approving. Mr. Duquesne said this is the project for the back of property, the front of the property is another project, and it has already passed.

Comments from Citizens: NONE

Chairman Mann called the question to approve the Large-Scale Development Beacon Ventures; property owned by Derek Winkle; property located at S. Bois D' Arc and W. White St.; presented by Blew & Associates. Upon roll call vote, passed unanimously.

Public Hearings

2B. Request for one year extension of Preliminary Plat – Wagon Wheel Crossing Ph. 2

Dustin Higgins with Halff stated this is the second extension request for this project. We have just received health department approval on September 16th. It's been held up while Ms. Ali Carr with Crafton Tull works on the offsite sewer extension. The health department withheld approval for our project until off site sewer plans were reviewed and approved. We now have health department approval, and the project is gone to bid and we can get started as soon as possible.

Comments from Citizens: NONE

Chairman Mann called the question to approve the request one year extension of the Preliminary Plat, Wagon Wheel Crossing Ph. II. Upon roll call vote, passed unanimously.

2C. Request for one year extension of Preliminary Plat – The Grove at Engles Mill

Ali Carr with Crafton Tull stated like Dustin Higgins with Halff explained both subdivisions have been paused waiting on off site to be approved. It was approved last week, and we received onsite approval as well. We are ready to move to construction as quickly as possible.

Comments from Citizens: NONE

Chairman Mann called the question to approve the request one year extension of the Preliminary Plat, The Grove at Engles Mill. Upon roll call vote, passed unanimously.

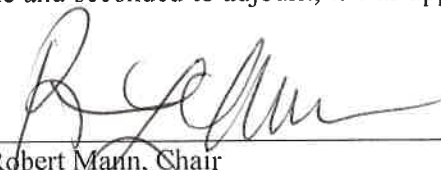
2D. Set a public hearing for Future Land Use Plan. Chad Ball made the motion to set a public hearing for Monday, October 27, 2025, Howard Carter seconded the motion. Upon roll call vote, passed unanimously.

Mayor Ernie Penn recognized Judy Horne for her sixteen years of dedicated service on the Planning Commission.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.



Chad Ball, Secretary



Robert Mann, Chair