

**MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS**

March 12, 2015

5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

LAND DEVELOPMENT HEARINGS

County

a: Forbis-Lacy Subdivision Tract B-2 Replat and Private Road Development

Approved

County

b: Overton West Subdivision Final Plat

Approved

1. ROLL CALL:

Roll call was taken. Members present include Robert Daugherty, Daryl Yerton, Randy Laney, Cheryl West, Walter Jennings, and Chuck Browning. Kenley Haley was not present.

2. APPROVAL OF MINUTES: *Cheryl West made a motion to approve the minutes of Feb 05, 2015. Robert Daugherty seconded. All board members were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Cheryl West made a motion to approve the agenda. Robert Daugherty seconded. All board members were in favor of approving. Motion passed.*

4. NEW BUSINESS

LAND DEVELOPMENT HEARINGS

County

a. Forbis-Lacy Subdivision Tract B-2 Replat and Private Road Development Preliminary and Final Plat Approval Request

Location: Section 16, Township 16 North, Range 29 West

Owners: Wilma Forbis and Norma Harrelson

Applicant: Alan Reid & Associates

Location Address: 17043 Lake Sequoyah Drive, Fayetteville, AR

Approximately 21.32 acres / 2 lots. Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.05754778, Longitude: -94.05369085

Project #: 2015-025 Planner: Nathan Crouch email: NCrouch@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision Replat of Tract B-2 and Private Road Development approval to allow the division of a 21.32 acre parcel into two tracts. The existing parcel has no residential structures. Proposed Tract B-3 has one barn.

CURRENT ZONING: Project lies within the County Zoned area (Agricultural/Single-Family Residential 1 unit per acre).

PLANNING AREA: This project is not located within a Planning Area, it is located solely within the County's jurisdiction.

QUORUM COURT DISTRICT: District 15, Butch Pond.

FIRE SERVICE AREA: Round Mountain-no comments were received from Round Mountain Fire Department, and Dennis Ledbetter, Washington County Fire Marshal, does not normally review Minor Subdivisions (4 lots or less).

SCHOOL DISTRICT: Fayetteville

INFRASTRUCTURE: **Water-** Fayetteville Water **Electric-** Ozarks Electric **Gas-** Source Gas
Telephone- AT&T **Cable-** Cox

BACKGROUND/ PROJECT SYNOPSIS:

The property owner and applicant is Wilma Forbis. The surveyor is Alan Reid & Associates. The property is located east of Fayetteville off Jasper Lacy Road WC 199 and Lake Sequoyah Road WC 50 (A-6).

The applicant is requesting to divide a 21.32 acre parcel, Tract B-2 of the Forbis/Lacy SD (A-8) into two tracts as follows:

- Tract B-3 – 11.17 acres
- Tract B-4 – 10.15 acres

The property consists of a mixture of open pasture land and wooded areas, with a pond. There are no existing homes on the property. Proposed Tract B-3 has one barn.

The Forbis/Lacy subdivision was established in 1996 with 2 tracts on 40 acres. In 2003, the western Tract A (15.52 acres) was split into 3 lots. In 2011 a small lot (0.62 acres) was split off Tract B. Then in 2012, another lot (2.57 acres) was split off Tract B. Now in 2015, the applicant is requesting to split the remainder of Tract B (21.32 acres) into 2 large lots, referred to as Tract B-3 (11.17 acres) and Tract B-4 (10.15 acres).

Tract B-3 has approximately 637 feet of road frontage providing access to Jasper Lacy Road WC #199.

Tract B-4 has no road frontage, but a thirty foot wide access easement that grants access from Lake Sequoyah Road WC #50 is being granted by the applicant, as she owns the adjacent property to the north. Because there is no road frontage, this project must also process as a Private Road Development.

A small portion of this property is located within FEMA regulated floodplain. No development may take place on this portion without a floodplain permit approved by Washington County Planning.

The primary issue with this project was access from Tract B-4 to Lake Sequoyah Road. This issue has been resolved by the applicant through dedication of an access easement across the adjacent property to the north.

TECHNICAL CONCERNS:

The access easement does not provide for utilities, so an alternative utility easement along the southern property line of the subdivision will be provided to both lots.

Sewer/Septic

Soil work was submitted for Tract B-3. The Designated Representative reported that two pits were considered marginally suitable for a standard septic system design. Two other pits dug on the property were unsuitable for standard septic system designs. A septic system design was completed and a permit for construction has been submitted to the Washington County Health Department for approval.

Additionally, Melissa Wonnacott-Center, of the Arkansas State Health Department, reviewed the soil work

and reported to Staff that “these tracts are large and there are only two of them at this time. In the past there have been several splits on the original parent tract. At least one of the parent tract splits included a lot under three acres. If either of these tracts are split in the future and any of those splits are under three acres it will require subdivision plan review through the Health Department.”

Electric/Phone/Gas

Any damage or relocation of existing facilities will be at owner's expense. Any extension of line that has to be built specifically to feed this property will be at full cost to the owner.

Water

City of Fayetteville Water services this area. They provided no comments. It is the applicant's responsibility to contact when service is needed.

Addressing

There are no addresses assigned to this parcel at this time. Addresses will be assigned once home locations are known.

Environmental

No stormwater permit is required by Washington County at this time; however, applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality. www.adeg.state.ar.us

Roads

Some of the Private Road Standards from Section 11-90 of the Washington County code (**A-10**) will apply:

- a. Subdivisions containing four (4) or fewer single-family residential lots may elect to establish a private road to serve the lots, provided the road right-of-way connecting the lots to the county road is a minimum width of thirty (30) feet.
- c. A development that utilizes, in whole or in part, a private road for access shall be referred to as a “private road development” or “PRD.”
- d. The plat shall note, in a noticeable fashion, the following, “NOTICE: THIS ROAD IS NOT CONSTRUCTED TO THE COUNTY STANDARD. THE MAINTENANCE OF THE ROAD IS THE RESPONSIBILITY OF THE CURRENT AND FUTURE PROPERTY OWNERS. THE ROAD WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE COUNTY UNTIL IT IS CONSTRUCTED TO THE COUNTY STANDARD AT THE EXPENSE OF THE PROPERTY OWNERS.”
- f. All private road subdivisions shall be required to comply with Appendix A regarding sight distances when a private road intersects with a county or public road.
- g. Any gravel private road that intersects with a paved county or public road at such an incline such that the gravel will be washed or carried out onto the county or public road must be paved for a distance up to 30 feet. A lesser amount may be required depending on the gradient or condition of the drive.

Initially the Road Dept required a Private Road Development sign. Upon resubmittal by the applicant, a new access easement now provides access for only one lot. Due to this change, the Road Dept amended their comments to only require the Private Road disclaimer to be on the Subdivision Plat.

SITE VISIT:

A site visit was conducted by planning staff on February 25, 2015. See attached pictures of road access and the current sight distances (**A-9.**) At the time of this Staff Report, Staff has no concerns about the left or right hand turn sight distance onto Lake Sequoyah Road.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project.

One neighbor has contacted Staff with concerns about this project. The concern was in regard to noise from dogs barking at the cows and deer.

The potential for barking dogs is not an issue Washington County can consider with a Subdivision

application. Staff will update the Planning Board at the March 5th meeting if any additional comments are received.

CHECKLIST:

*Please note that if an item is marked inadequate, staff will usually recommend tabling or denial of a project.

Important Information Checklist			
	Inadequate	Acceptable	Complete
City/Planning Area Issues			N/A
Planning Issues/Engineering Issues			✓
Road Issues		✓	
Fire Code Issues			✓
Utility Issues		✓	
Health Department Issues			✓
Other Important Issues			✓
General Plat Checklist			
	Inadequate	Acceptable	Complete
General Information			✓
Existing Conditions			✓
Proposed Improvements			✓
Info to supplement plat			✓

STAFF RECOMMENDATION:

Staff recommends Preliminary and Final Minor Subdivision Plat approval of Forbis/Lacy Minor Subdivision Tract B Replat and Private Road Development with the following conditions:

Planning Conditions:

1. With this plat, the applicant dedicates the access easement across the adjacent property (parcel # 001-10586-002), owned by the co-applicant, Norma Harrelson.

Utility Conditions/Health Department Conditions/Road Conditions:

1. Ozarks Electric: Any damage or relocation of existing facilities will be at owner's expense. Any extension of line that has to be built specifically to feed this property will be at full cost to the owner. Please contact Greg McGee at (479) 684-4634 or gmcgee@ozarksecc.com if you have any questions.
2. Fayetteville Water: May need water main extension to service all lots. Contact Fayetteville Water to obtain service.
3. The septic system(s) must be approved by the Arkansas Health Department (ADH), installed, and then inspected by ADH prior to occupation of the residence(s).
4. If a culvert is going to be needed at Lake Sequoyah Road WC 50, the culvert must be sized and its placement must be approved by the Washington County Road Department.
5. In reference to the proposed private road easement, the plat shall note, in a noticeable fashion, the following, "NOTICE: THIS ROAD IS NOT CONSTRUCTED TO THE COUNTY STANDARD. THE MAINTENANCE OF THE ROAD IS THE RESPONSIBILITY OF THE CURRENT AND FUTURE PROPERTY OWNERS. THE ROAD WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE COUNTY UNTIL IT IS CONSTRUCTED TO THE COUNTY STANDARD AT THE EXPENSE OF THE PROPERTY OWNERS."

Some of the Private Road Standards from Section 11-90 of the Washington County code will apply:

1. Subdivisions containing four (4) or fewer single-family residential lots may elect to establish a private road to serve the lots, provided the road right-of-way connecting the lots to the county road is a minimum width of thirty (30) feet.

- c) A development that utilizes, in whole or in part, a private road for access shall be referred to as a "private road development" or "PRD."
- d) The plat shall note, in a noticeable fashion, the following, "NOTICE: THIS ROAD IS NOT CONSTRUCTED TO THE COUNTY STANDARD. THE MAINTENANCE OF THE ROAD IS THE RESPONSIBILITY OF THE CURRENT AND FUTURE PROPERTY OWNERS. THE ROAD WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE COUNTY UNTIL IT IS CONSTRUCTED TO THE COUNTY STANDARD AT THE EXPENSE OF THE PROPERTY OWNERS."
- f) All private road subdivisions shall be required to comply with Appendix A regarding sight distances when a private road intersects with a county or public road.
- g) Any gravel private road that intersects with a paved county or public road at such an incline such that the gravel will be washed or carried out onto the county or public road must be paved for a distance up to 30 feet. A lesser amount may be required depending on the gradient or condition of the drive.

Environmental Conditions:

1. No stormwater permit is required by Washington County at this time; however, applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality. www.adeq.state.ar.us

Standard Conditions:

1. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.
2. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
3. Lots that are over one-half acre in size will need to be addressed after the home location is known.
4. All general plat checklist items must be corrected.
5. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
6. Have all signature blocks signed on 11 Final Plats - 2 for filing in the Circuit Clerk's office, 7 for the County Planning office, remainder for the developer. The Circuit Clerk is not accepting plats over 18" x 24" in size.

Washington County Planner, Nathan Crouch, presented the staff report for the board members.

Public comments.

Alan Reid, Alan Reid and Associates, stated, "I don't see Harrisons or Forbis. I'll answer their questions or any questions you have. Thanks."

Public Comments Closed.

*Robert Daugherty made a motion to approve the **Forbis-Lacy Subdivision Tract B-2 Replat and Private Road Development** subject to staff recommendations Chuck Browning seconded. Kenley Haley was not present. Board Members Randy Laney, Walter Jennings, Daryl Yerton, Robert Daugherty, Cheryl West, and Chuck Browning were in favor of approving. Motion passed.*

Fayetteville Planning Area

b. Overton West Subdivision Final Plat

Final Plat Approval Request

Location: Section 28, Township 17 North, Range 29 West

Owners: Riggins Construction Development

Applicant: Jorgensen and Associates

Engineer: Jorgensen and Associates

Location Address: 3524 Gulley Road

Approximately 14.91 acres / 12 residential lots. Proposed Land Use: Single Family Residential

Coordinates: Longitude: -94.085059, Latitude: 36.113868

Project #: 2014-067 Planner: Juliet Richey e-mail at JRichey@co.washington.ar.us

REQUEST: Overton West Subdivision is requesting Final Plat approval to allow 12 single family residential lots on 14.91 acres. The lots range in size from 0.80 acres to 2.31 acres. Individual septic systems are proposed to service each lot.

CURRENT ZONING: Project lies within the County (Agricultural/Single-Family Residential 1 unit per acre). A Conditional Use Permit was granted in March, 2014 (CUP 2014-019), to allow some lots less than one acre in size.

PLANNING AREA: This project is located within the County and within Fayetteville's Planning Area. City of Fayetteville approved this Preliminary Plat April 14, 2014. **The Final Plat has not yet been approved by the City of Fayetteville, but will either be approved prior to Thursday's meeting, or a letter from the City stating that the County can move ahead with approval will be required.**

QUORUM COURT DISTRICT: District 15, Butch Pond.

FIRE SERVICE AREAS: Goshen and Fayetteville-no comments were received from either the Goshen Fire Department or from the Fayetteville Fire Department. The Washington County Fire Marshal reviewed the project and his comments have been addressed.

SCHOOL DISTRICT: Fayetteville

INFRASTRUCTURE: Water – Fayetteville Electric - Ozark Electric Natural Gas – SourceGas
Telephone - ATT Cable - Cox

BACKGROUND/ PROJECT SYNOPSIS:

Overton West Subdivision is requesting Final Plat approval to allow 12 single family residential lots on 14.91 acres. The lots range in size from 0.80 acres to 2.31 acres. Individual septic systems are proposed to service each lot.

An extension of existing Saddleridge Drive (Overton Park) was constructed to service this subdivision (from existing stub-out west to Gulley Rd.).

TECHNICAL CONCERNS:

Septic

Each tract will utilize individual septic systems. Soil work has been conducted on the property and submitted to the Arkansas Department of Health (ADH) office. The location of the primary and secondary fields on lots 12 and 13 differ from those shown at Preliminary Plat, but the location changes have been approved by ADH and proper documentation of the approved changes have been received by the Planning Office.

ADH has determined that the submitted soil work and proposed field sizes for each lot are sufficient.

Electric/Water/Phone/Cable/Gas

Fayetteville Water: Final Inspection was passed by Fayetteville Engineering division for the waterline infrastructure associated with this subdivision. Standard closeout documents (as-builts, bonds, etc.) are still pending and will be required prior to City Engineer signing final plat.

Water/Fire

The Washington County Fire Marshal, Dennis Ledbetter, reviewed the plat and found the fire code requirements to have been met.

A water main extension has been installed with this subdivision (along Saddleridge Drive). Two hydrants have been placed along Saddleridge Drive to serve this subdivision.

Environmental

No stormwater permit will be required by Washington County at this time. Must comply with all ADEQ rules and regulations.

This property is not located within an MS4 area.

Road

An extension of existing Saddleridge Drive has been completed and inspected by the County Road Department (the new road extends west from existing stub-out to Gulley Rd.). This is a public street.

Lots 11, 12, and 13 of this subdivision will access existing Maywood Road (existing public street) via one shared driveway entry point. The shared driveway entry point onto Maywood has been constructed.

A Final Inspection was performed by the Road Department on February 26, 2015. The infrastructure is substantively complete- only a few items remain to be addressed:

1. Any remaining punch list items from the final inspection should be addressed.
2. Need copies of all test results.
3. Inspection fees need to be paid .
4. All signage must be installed and inspected. ALL signs must be High Intensity Prismatic (HIP) minimum.
5. Need 2 copies of As-builts (please put signage on as-builts).

Fayetteville

The Preliminary Plat has been approved by the City of Fayetteville. The Final Plat has not yet been approved by the City of Fayetteville, but will either be approved prior to Thursday's meeting, or a letter from the City stating that the County can move ahead with approval will be required.

Engineering/Drainage

The Washington County Contract Engineer, Clay Grote, reviewed the drainage study submitted for this project and found it to be adequate. The retention pond on Lot 11 has been constructed.

NEIGHBOR COMMENTS:

No neighbors have commented on this project at this time. Staff will update the Planning Board at the meeting if any comments are received.

CHECKLIST:

*Please note that if an item is marked inadequate, staff will usually recommend tabling or denial of a project.

Important Information Checklist			
	Inadequate	Acceptable	Complete
City/Planning Area Issues	X		
Planning Issues/Engineering Issues			✓
Road Issues		X	
Fire Code Issues			✓
Utility Issues			✓
Health Department Issues			✓
Other Important Issues			✓
General Plat Checklist			
	Inadequate	Acceptable	Complete
General Information			✓
Existing Conditions		X	
Proposed Improvements			✓
Info to supplement plat		X	

STAFF RECOMMENDATION:

If approval by the City of Fayetteville or a letter from the City of Fayetteville is received by Thursday, March 5, Staff recommends Final Subdivision Plat approval of Overton West Subdivision with the following conditions:

Planning Conditions:

1. If a subdivision sign will be placed, its location and size must be approved by County Planning Staff.
2. Must adhere to all CUP conditions (CUP-2014-019)
3. In addition to the City of Fayetteville signature blocks, please add all County signature blocks as per County code. At present some are correct, and some are missing.

Utility Conditions

Ozarks Electric General Conditions:

1. Developer must provide Ozarks Electric with a Digital copy (AutoCAD 2004) of the Final plat as well as a hard copy.
2. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
3. Please contact me when construction is within three months of completion. Greg McGee at (479) 684-4634 or gmcgee@ozarksecc.com

City of Fayetteville Water Conditions:

1. Final Inspection was passed by Fayetteville Engineering division for the waterline infrastructure associated with this subdivision. Standard closeout documents (as-builts, bonds, etc.) are still pending and will be required prior to City Engineer signing final plat.

Road and Engineering Conditions:

1. Any remaining punch list items from the final inspection should be addressed.
2. Need copies of all test results
3. All signage must be installed and inspected. ALL signs must be High Intensity Prismatic (HIP) minimum.
4. Need 2 copies of As-builts (please put signage on as-builts).
5. Boring for waterlines under Maywood will require an additional permit to be pulled at time of bore

Septic Conditions:

1. The septic systems must be approved by the Arkansas Health Department (ADH), installed, and then inspected by ADH prior to occupation of the residences.

Environmental Conditions:

1. No stormwater permit will be required by Washington County at this time. Must comply with all ADEQ rules and regulations.

Standard/General Conditions:

1. Pay Engineering and neighbor notification fees.
2. State any existing Plat or deed restrictions on the proposed subdivision property, or add a note to the plat stating that there are none.
3. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
4. All general plat checklist items must be corrected.
5. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.

Washington County Planner, Juliet Richey, presented the staff report for the board members.

Public comments.

Blake Jorgensen, Jorgensen and Associates, stated, "We agree with Juliet. If the Board has any questions, we'll answer it for you."

*Robert Daugherty made a motion to approve the **Overton West Subdivision Final Plat** subject to staff recommendations Daryl Yerton seconded. Kenley Haley was not present. Board Members Randy Laney, Walter Jennings, Daryl Yerton, Robert Daugherty, Cheryl West, and Chuck Browning were in favor of approving. Motion passed.*

Open Forum For Public Comment Regarding A Potential Wind Farm.

Johnathan Hamby, neighbor off 13401 Tallygate Road Springdale, stated, "There's been a discussion about a wind farm coming in our area. We understand this is the not time to discuss the wind farm but wanted to bring to the Board's attention. We are very concerned about the development and how close they are putting this to our homes. We're for clean energy and pro sustainability. This has nothing to do with the wind turbines. It's the location of the wind farm. The reason we moved to the rural areas was to get away from the city. We enjoyed the wildlife and beauty of the county. We want to raise our family in peace and quiet. The mission statement of Washington County is to preserve the rural areas of county and do what's best for the citizens in those areas. We think there are a lot of areas in NWA that are better suited for this program. They want to use Arkansas as a testing ground. They do not have any turbines in production or up anywhere running. All their statements are based on calculations and theories of what these turbines can do. We think it's wonderful that the technology is coming along but we do want to be guinea pigs to find if it works. Our main concerns are how close the wind farm is to our homes. Mr. Hamby passed a map for the board members to look at. The red lines are the outline of the properties the company purchased. Inside the red line is about 80 acres of 311 that they purchased for the wind farm. All the red circles are homes. The red dots are where they plan to put the wind turbines. There are 42 turbines on a 100ft tower. These towers are roughly 400 ft from my house. We researched online about living next to wind farm. You find that they make noise, specifically infrasound which you cannot hear. There a 1,000 documented cases from around the world of people having health symptoms such migraine headaches, sleeplessness, insomnia, heart palpitations, and other issues. We want setbacks in place as far as 1,500 meters. We understand this request might be further down the road. Our second main concern is property value. Potential buyers may be discouraged from purchasing homes after reading information about living near wind farms. It may depreciate the value and make it unsellable. Finally the third reason is the beauty and atmosphere of the area will be disrupted. I'm not trying to stop this project.

I'm not trying to stop these men from making money. We're pro-business but not in our back yard. Their plan is to go into Elm Springs and get annexed into the city. That is our greatest fear. We know that the Board does not have any control over that. We feel like the Board has the experience, knowledge, and neutral stance in this review. We do not feel the same way about Elm Springs' City Council and Mayor. We don't have a tax basis. The Council will be concerned about tax revenues. We have questions about where they are selling the energy. What happen if they don't get the subsidies can they continue to sell the energy? What if the company goes bankrupt? Whose responsibility is it to decommission the turbines? We're fearful that a small town that has never see anything like this before will look at the tax revenues and skip over the important questions. We just want to the board to know how we feel. We are concerned that once this gets annexed into the city that there will not be any review. We understand that they have to petition the Washington County court for deannexation before they can be annexed into Elm Springs. We believe that they have ulterior motives. We don't know how to stop that. We want to make sure that our opinion will be heard at the upcoming meetings."

Juliet Richey, Washington County Planning Director, stated, "The Planning Department does not handle annexation. It goes before the County Judge's office. If it is annexed into Elm Springs then Planning would not have any review. The only time we might look at it, if is impacting the county road or causing construction damage. I would talk to the wind farm developers. If there's any offsite grid connections or private part of the utilities that is in the unincorporated area we would review it. Everything else would be subjected to Elm Springs' regulations. If it is not annexed it would go before the County Planning Board and Quorum Court as a Conditional Use Permit. We would look at the compatibility, zoning, and other issues such as noise, shadow flicker, and dangers to bats. Along with maintenance and bonding issues in case the towers are abandoned. These are the issues we have identified from our research of other jurisdiction with wind farms. If the Conditional Use Permit (CUP) was approved then the next step would be a Large Scale Development (LSD). It is a technical site plan development process in which we'll look at site plan issues, traffic impact, and engineering issues. The CUP and LSD will go before the Planning Board and Quorum Court. Each of those processes has an appeal process as well."

Randy Laney, Planning Board Chair, added, "There is also a preliminary and final Large Scale Development. There are at least 3 hearings if goes to us."

Juliet Richey stated, "We would notify all neighbors within 300 ft of the exterior boundaries of the project. It includes everyone that lives adjacent to the project and the neighbors on the other side of Kenneth Price road."

Public Comments Closed.

5. Other Business

- Discussion of Current Development and Planning Department Activities.
- Reminder of upcoming regular Planning Board meetings **April 2, and May 7, 2015.**
- Updates on various appeal projects:
 - East Prairie Grove Tower CUP (pending in Federal Appeals Court).
 - Rich Red Dirt Pit CUP (CUP denied on appeal by QC; February 12, 2015)
- Any other Planning Department or Planning Board business.

6. Old Business

7. Adjourn

*Robert Daugherty moved to adjourn. Daryl Yerton seconded. Motion passed.
All Board members were in favor of approving.*

Planning Board adjourned.

Minutes submitted by: Phuong Pham

Approved by the Planning Board on:

_____ Date: _____
Randy Laney, Planning Board Chairman