

## Planning Commission Meeting Minutes

June 15, 2017

The Forest Hills Municipal Planning Commission met on June 15, 2017. Chairman Winston Evans, Vice Chairman David Waller, Member Jim Gardner, Member Clay Jackson, Member Blair Myers, Mayor John Lovell, Vice Mayor Lanson Hyde, and Commissioner Henry Trost were present. Planning Commission Members Em Ghianni and Brian Dougherty were absent. City Manager Amanda Rhinehart, City Attorney Chad White, and City Engineer Brad Bivens were also present. A quorum was confirmed, and Chairman Evans called the meeting to order.


The first item on the agenda was approval of the minutes from the May 18, 2017 meeting. Commissioner Trost seconded. The motion passed unanimously.

The second item on the agenda was the consideration of the concept plan for the Dale family, who owns three lots located at 0 St. James Place, 6 St. James Place, and 10 St. James Place. The Applicant is seeking approval of a concept plan for consolidation of the three lots within EB Zoning and located within the Hillside Protection Overlay District, thereby creating two new lots. Currently 0 St. James Place is 5.01 acres; 6 St. James Place is 4.72 acres; and 10 St. James Place is 3.98 acres. The proposed consolidation would create two new lots, one containing 8.23 acres and the other containing 5.48 acres. The applicant also sought approval to forego the preliminary plat approval step, and to present a final plat for Planning Commission approval at the July 2017 meeting. Staff did not have any concerns or comments on the plat. Commissioners Trost asked about plans for development of the lots. Mr. Piercy indicated the unimproved lots will be marketed for sale. There was discussion regarding the unintentional consequence of having side setbacks, as strictly applied, that resulted in only 18' setbacks. The applicant and staff agreed that was too close, and agreed to show more appropriate setbacks for the property. Member Myers made a motion to approve the concept plan, as well to consolidate the preliminary and final plat for approval at the July meeting. Planning Commissioner Waller seconded, and the motion passed unanimously.

A brief discussion ensued about the 24% side setbacks and the resulting unintended consequence of periodically resulting in much smaller setbacks than anticipated. Attorney White explained that the unintended consequence is more the exception than the norm, but would prove problematic in irregularly shaped lots. Vice Mayor Hyde suggested for zoning designations such as RA, the setback could either be the 24% formula or the setback provision in place in the zoning ordinance effective to the January 2017 edition, whichever is greater. Mr. Hyde also requested the language pertaining to front setbacks and using the adjoining setback average provisions be re-examined for clarification and simplification. Chairman Evans requested staff to consider provisions pertaining to grade-changing activities and erection of walls not only in terms of the technical aspects such as run-off and erosion control, but also in terms of aesthetic impact that could interrupt the cohesiveness of neighborhood appearance.

With no further items of business or discussion, the meeting adjourned.

  
Chairman Winston Evans

  
City Manager Amanda Rhinehart

**City of Forest Hills Planning Commission**  
**June 15, 2017**  
**6:00 p.m. at City Hall**

**Chairman Winston Evans Presiding**

1. Approval of the minutes of the May 18, 2017 Planning Commission Meeting.
2. Phillip Piercy of Littlejohn/ S&ME will be representing the Dale Family, who owns three lots located at 0 St. James Place, 6 St. James Place, and 10 St. James Place. The Applicant seeks approval of a **concept plan** for consolidation of the three lots within EB Zoning and located within the Hillside Protection Overlay District, thereby creating **two new lots**. Currently 0 St. James Place is **5.01** acres; 6 St. James Place is **4.72** acres; and 10 St. James Place is **3.98** acres. The proposed consolidation would create two new lots, one containing **8.23** acres and the other containing **5.48** acres.  
  
Mr. Piercy will also be asking to skip preliminary plat to seek approval of the final plat in July 2017.
3. Adjourn meeting.

**SIGN IN SHEET**

**City of Forest Hills  
Planning Commission Meeting**

**Date:** 6-15-2017

**NAME:**

**ADDRESS:**

John Hood

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[Signature]

Cam

Henry Trost

City

Phillip Henry

LITTLE ROCK / SMC

David Walker

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Blair Myers

1021 Lynnwood Blvd

J Gardner

P.C.

C Jackson

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Wade

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Constance Evans

1339 Otter Creek Rd

Richard Chupin

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