



COMMUNITY DEVELOPMENT
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ROGERS PLANNING COMMISSION MINUTES

The **Rogers Planning Commission** met for a public meeting at Rogers City Hall at 301 W. Chestnut St. on August 17, 2021 at 5:00 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

Commissioners Mandel Samuels, Rachel Crawford, John Schmelzle, Jorge Andrade, Derek Burnett, Kevin Jensen, Steven Lane, and Eriks Zvers were present. Commissioner Mark Myers was absent.

ACTION ON MINUTES

Motion by Schmelzle, Second by Jensen, to approve the August 3, 2021, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. **Motion carried.**

Approved.

REPORTS FROM STAFF

There were no reports from staff.

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

There were no items discussed.

DEVELOPMENT REVIEW COMMITTEE —

There were no items discussed.

CONSENT AGENDA

OLD BUSINESS

1. RZN: Villas at Scissortail

A request to rezone ± 5.05 acres on W. Pleasant Grove Rd. from the A-1 (Agricultural) to the N-R (Neighborhood Residential) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Jennifer Watkins, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments.

Jennifer Gearheardt, of 4406 S. 87th Place, spoke against the request.

Meredith Krohn, of 4410 S. 87th Place, spoke against the request.

Joel Garsin, of 4400 S. 87th Place, spoke against the request.

Alec Ginsberg, of 8709 W. Flycatcher Place, spoke against the request.

Amanda Simpson, of 4412 S. 87th Place, spoke against the request.

There were no further comments. The public hearing was declared closed.

Watkins emphasized that regardless of what undertaking might take place if this request were to be approved, that the developer would still have to comply with all Municipal Code development regulations and that at this time, anything discussed was conceptual only. She also clarified that regardless of social media platforms, public notice was sent out correctly by their organization.

Samuels emphasized that what was before the Commission was purely a rezone request and clarified with Hunter that all legal requirements for public notification had been met and that due to this item being tabled at the August 3rd Planning Commission meeting, there had technically been two public hearing opportunities.

Motion by Jensen, Second by Crawford, to approve as presented.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Recommended for City Council approval.

PUBLIC HEARINGS

1. RZN: KSBD, LLC.

A request to rezone ± 0.21 acres at 421 W. Cedar St. from the R-DP (Residential Duplex; Patio Home) zoning district to the NBT (Neighborhood Transition) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Joseph Hayes, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments.

There were no comments. The public hearing was declared closed.

Motion by Crawford, Second by Jensen, to approve as presented.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Recommended for City Council approval.

2. RZN: JP Specialty, LLC

A request to rezone ± 1.49 acres at 2003 N. 2nd St. from the C-2 (Highway Commercial) zoning district to the I-1 (Light Industrial) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Jake Chavis, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments.

There were no comments. The public hearing was declared closed.

Motion by Schmelzle, Second by Jensen, to approve as presented.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Recommended for City Council approval.

3. RZN: 9th Street Townhomes

A request to rezone ± 2.53 acres NW of the Intersection of W. Banz Rd. and 8th St. from the A-1 (Agricultural; Overlay) zoning district to the C-4 (Open Display Commercial; Overlay) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Bill Watkins, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments.

There were no comments. The public hearing was declared closed.

Motion by Zvers, Second by Jensen, to approve as presented.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Recommended for City Council approval.

4. CUP: Doggie Style's Grooming & Boarding

A request for a Conditional Use Permit to allow the use "Animal Boarding" and the use "Animal Grooming" at 828 W. Cypress St. in the C-2 (Highway Commercial; Overlay) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Virginia Young, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments. There were no comments.

Motion by Jensen, Second by Crawford, to approve the request as presented.

Voice Vote: YES – Unanimous. **Motion carried.**

Approved.

NEW BUSINESS

ADJOURN

There being no further business, Samuels adjourned the meeting at 5:39 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman