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ROGERS PLANNING COMMISSION MINUTES

The **Rogers Planning Commission** met for a public meeting via Zoom on September 21, 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, Mark Myers, and Eriks Zvers were present.

ACTION ON MINUTES

Motion by Myers, Second by Andrade, to approve the September 7, 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 —

1. **RZN & CGM Amendment Request: PHP Holdings**

A request to rezone 15.57 ± acres located N and SW of the intersection of S. 31st St. and Green Acres Dr. from the A-1 (Agricultural) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district and amend the subject location from the current Comprehensive Growth Designation of "Neighborhood" to "Regional Center".

Motion by Myers, Second by Zvers to accept as presented.

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

Moved to Agenda.

DEVELOPMENT REVIEW COMMITTEE —

1. **Pre-Submittal Variance & Waiver Requests: Soaring at Scissortail**

A request for multiple Variances and Waivers related to N-R (Neighborhood Residential) zoning standards, connectivity standards, and typical street section design.

Motion by Schmelzle. Second by Jensen, to table.

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

Tabled.

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. RZN: PHP Holdings

A request to rezone 15.57 ± acres located N and SW of the intersection of S. 31st St. and Green Acres Dr. from the A-1 (Agricultural) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district and amend the subject location from the current Comprehensive Growth Designation of “Neighborhood” to “Regional Center”.

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.

Andres Ariaza of 2120 S. 30th St. spoke in support of this item.

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

Watkins affirmed that this development would be held to all applicable development standards under Code.

Motion by Myers Second by Crawford, to designate the subject location as “Regional Center” on the Comprehensive Growth Map and recommend for City Council Approval as presented.

Roll Call Vote: YES – Andrade, Burnett, Crawford, Jensen, Lane, Myers, Samuels, Zvers; ABSTAIN - Schmelzle. **Motion carried.**

Recommended for City Council approval.

Motion by Crawford, Second by Zvers, to recommend City Council approval as presented.

Roll Call Vote: YES – Andrade, Burnett, Crawford, Jensen, Lane, Myers, Samuels, Zvers; ABSTAIN - Schmelzle. **Motion carried.**

Recommended for City Council approval.

2. CUP: ABC Happy Kids Learning Academy

A request for a Conditional Use Permit to allow the use “Day Care, General” at 2204 S. 12th St. in the RMF-12B (Residential Multi-Family) zoning district.

Samuels introduced the item and requested a staff report.

Hunter stated that this item had been withdrawn at the request of the applicant prior to the meeting.

Withdrawn prior to meeting.

3. CUP: Hope is Alive Ministries, Inc.

A request for a Conditional Use Permit to allow the use “Group Home” at 6608 W. Cambridge Ave. in the R-SF (Residential Single-Family) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representatives, Anna Broadaway and Lance , were available to introduce the item and explain the request.

Samuels opened the public hearing for comments.

Vonnice Boone, of 6606 W. Cambridge spoke against this item.

Matt Saferite, of 6102 S. 67th St., spoke against this item and utilized attorney Will Kelstrom of Watkins Law Firm to bolster his points.

Jesse Jurado, did not provide an address, but spoke in favor of this item.

Saul Kastner, of 6112 S. 36th St., spoke in favor of this item.

Sally Ashcraft, of 6605 W. Cambridge Dr., spoke against this item.

Joshua Edleman, of 6609 Cambridge Dr., spoke in favor of this item.

Kenneth Sauer, of 6604 W. Cambridge Ave., spoke against this item.

Hunter Stutz, of 6608 W. Cambridge Ave., spoke in favor of this item.

Sharon Domick, of Oklahoma City, spoke in favor of this item.

Eric Dulaney, of 6601 W. Addison Ave., spoke against this item.

Joshua Manning, of 5810 S. 67th St., spoke against this item.

Haley and Trevor Latham, of 6606 W. Addison, spoke against this item.

Steven Mitchell, of 5813 S. 66th St., spoke against this item.

Will Kelstrom, an attorney speaking against the item, stated that he believed that this use was in violation of one or more of the Covenants of this subdivision.

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

Broadaway confirmed that the dwelling was, in fact, owned by Hope is Alive Ministries.

Lange responded to the comments and spoke on behalf of this item.

Crawford and Myers emphasized the incompatibility of this use at this location.

Motion by Myers, Second by Crawford, to deny as presented.

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

Denied.

NEW BUSINESS

1. **Pre-Submittal Variance & Waiver Requests: Soaring at Scissortail**

A request for multiple Variances and Waivers related to N-R (Neighborhood Residential) zoning standards, connectivity standards, and typical street section design.

This item was tabled during committee.

Motion by Jensen, Second by Zvers, to table as recommended by the Development Review Committee.

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

Tabled.

ADJOURN

There being no further business, Samuels adjourned the meeting at 6:21 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman