



COMMUNITY DEVELOPMENT
PLANNING DIVISION
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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 September 7, 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 Lane, Second by Zvers, to approve the August 17, 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 —

1. LSDP: Preformed Line Products

This item was recommended for approval with the following actions:

1. Approve VARIANCE from Sec. 14-714(h) from the requirement to provide the minimum number of required parking spaces for “manufacturing, processing, and wholesaling,” “warehousing and storage,” and “business and professional office” uses.
2. Deny WAIVER from Sec. 14-256(16)(a) from the requirement to provide one bicycle parking rack per twenty (20) automobile parking spaces.
3. Approve WAIVER from Sec. 14-256(b)(2) from the requirement to provide tree islands that are a minimum width of eighteen feet (18’) and a minimum length of eighteen feet (18’).
4. Approve WAIVER from Sec. 14-256(b)(2) from the requirement to provide one tree island per every 15 parking spaces with the condition that 4 additional shade trees are provided around the perimeter of the parking area.
5. Deny WAIVER from DCM Section 4.2.2 requiring aeration to be provided for an extended wet detention basin and require an aerator to be installed in the existing pond.

6. Approve WAIVER from Sec. 14-46(g) 4of6 requiring W Dyke Road to be improved to a Minor Street Typical Street Section with the CONDITION that street lights be installed along the route and at driveways.

7. Approve WAIVER from Sec. 14-46(g) 4of6 requiring W Nursery Road to be improved to a Minor Street Typical Street Section with the CONDITION that street lights be installed along the route and at driveways.

8. Approve WAIVER from Sec. 14-46(g) 1of6 requiring S First Street to be improved to a Major Arterial Street Typical Street Section with the CONDITION that street lights be installed along the route and at driveways.

2. Ecker Lot Line Adjustment

This item was recommended with approval as presented subject to the following actions:

1. Approve VARIANCE from Sec. 14-697(c)(2), from the requirement to provide a minimum lot width of 200 ft. along a public or private street.

CONSENT AGENDA

OLD BUSINESS

1. CUP: Van Dyke Center Lots 2 & 3

A request for a Conditional Use Permit to allow the use “Warehouse Office” at the Intersection of W. Hudson Rd. and N. 17th St. in the C-2 (Highway Commercial) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Caroline Gardner, 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 Jensen, Second by Zvers, to approve as presented.

Voice Vote: YES – Andrade, Burnett, Crawford, Jensen, Lane, Samuels, Schmelzle, Zvers; ABSTAIN --

Myers. **Motion carried.**

Approved.

Pesek clarified that Items 2 and 3 could be combined into one vote if a motion to do so was approved due to them being similar items for consideration.

Motion by Schmelzle, Second by Jensen, to merge the vote for items 2 and 3 together.

Voice Vote: YES – Andrade, Burnett, Crawford, Jensen, Lane, Samuels, Schmelzle, Zvers; ABSTAIN --

Myers. **Motion carried.**

Approved.

2. CUP: Van Dyke Center Lot 5

A request for a Conditional Use Permit to allow the use “Warehouse Office” at 1703 W. Hudson Rd. in the C-2 (Highway Commercial) zoning district.

Samuels opened the public hearing for comments.

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

Motion by Jensen, Second by Zvers, to approve this item as presented conjunction with Item 3 under Old Business.

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

Approved.

3. CUP: Van Dyke Center Lot 11

A request for a Conditional Use Permit to allow the use “Warehouse Office” at 1701 W. Industrial Dr. in the C2 (Highway Commercial) zoning district.

Samuels opened the public hearing for comments.

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

Motion by Jensen, Second by Zvers, to approve this item as presented in conjunction with Item 2 under Old Business.

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

Approved.

PUBLIC HEARINGS

1. RZN: Mark Patterson

A request to rezone 0.23 ± acres located at 702 W. Cypress St. from the C-2 (Highway Commercial; Overlay) zoning district to the COM (Commercial Mixed Use) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Phil Swope, 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 Jensen, Second by Crawford, to recommend City Council approval as presented.

Roll Call Vote: YES – Unanimous. **Motion carried.**
Recommended for City Council approval.

2. **RZN: Crafton Tull and Associates**

A request to rezone 5.15 ± acres located SW of W. Oak St. and Promenade Blvd. from the C-3/PUD (Neighborhood Commercial, Planned Unit Development) zoning district to the R-O (Residential Office) zoning district

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Daniel Ellis, 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 recommend City Council approval as presented.

Roll Call Vote: YES – Unanimous. **Motion carried.**
Recommended for City Council approval.

3. **CUP: 45th Street Storage**

A request for a Conditional Use Permit to allow the use “Warehousing and Storage, Limited” at 325 S. 45th St. in the C-2 (Highway Commercial) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Dave Burris, 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 Jensen, Second by Crawford, to approve as presented.

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

NEW BUSINESS

1. **LSDP: Preformed Line Products**

A Large-Scale Development located at 2740 S. 1st St. in the RO-CU (Residential-Office; Condominium Unit) 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 Myers, to approve as recommended by the Development Review Committee.

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

Approved.

2. **Ecker Lot Line Adjustment**

A request to approve a property line adjustment requiring a variance from the minimum lot width requirements at 1145 & 1155 W. Sunbridge Ln. in the A-1 (Agricultural) 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 Myers, to approve recommended by the Development Review Committee.

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

Approved.

ADJOURN

There being no further business, Samuels adjourned the meeting at 5:22 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman