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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 October 5, 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 Zvers, Second by Crawford, to approve the October 5, 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/DCP: Cottages at Bellview
   This item was recommended for approval as presented. Schmelzle Abstained from voting.

DEVELOPMENT REVIEW COMMITTEE —
1. LSDP: Laurel Avenue/Metro Business and Space Center
   This item was recommended for approval subject to the following actions:
   1. Approve VARIANCE from Sec. 14-713(d)(2), to allow a minimum front yard setback of 25 ft. instead of the required 50 ft.
   2. Approve WAIVER of Sec. 14-228 from requiring street improvements along W Laurel Ave and allow the applicant submit a FEE-IN-LIEU which shall first be reviewed and approved by the City Engineer.

CONSENT AGENDA

OLD 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.

Applicant, Jennifer Watkins, requested to remove this item from the table and be heard under Old Business at the next Planning Commission meeting.

Motion by Schmelzle, Second by Jensen, to remove this item from the table for the Commission to consider placing it onto the Agenda for the next meeting.
Voice Vote: Unanimous - Yes. ***Motion carried.***
Approved, item removed from the table and up for Commission discussion with no final action to take place during this meeting.

Samuels noted that there would be a discussion on this item, however that it was not a Public Hearing Item. He also noted that due to the action of removing this item from the table, no final action could be taken at this meeting.

Watkins explained her client's request and advocated for the reasoning behind the request.

McCurdy clarified that this request was not a Subdivision request, and further not an approved and accepted Subdivision request, and that at this time only a concept had been presented to the City and that all discussions up to this point leading to the request were based solely on the conceptual information that had been presented to the City and elaborated as to how the City evaluates such requests and how and why the City's staff recommendations were developed. McCurdy further provided background on the subject location and its background.

Commissioners, the applicants, and staff further discussed the various requested waivers and variances and it was noted again by staff and Commissioners that these were being requested prior to any valid development request for this item being submitted and that as a result, no guarantee could be made that approval of the request being discussed at this point might not be affected during the development review process later.

Motion by Jensen, Second by Crawford, to remove this item from the table and place it on the Agenda for the next meeting.
Voice Vote: YES – Unanimous. ***Motion carried.***
Item placed on Agenda for Next Meeting.

PUBLIC HEARINGS

1. RZN/DCP: Cottages at Bellview
A request to rezone 21.06 ± acres at 4033 W. Garrett Rd. from the A-1 (Agricultural) zoning district to the N-R (Neighborhood Residential) zoning district with the acceptance of a Density Concept Plan.

Samuels introduced the item and noted that it was reviewed and recommended by the Plans and Policies Committee to be approved as presented by the Commission with one abstention.

Hunter provided a staff report with recommended actions.

Applicant representative, Reed Hill, 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 closed.

Commissioner Jensen asked if the structures were subdivided as individual lots for ownership or if they were apartments and Hunter clarified that these were separate structures on the same lots and that ownership did not factor in to the staff evaluation.

Motion by Jensen Second by Crawford, to recommend City Council approval.
Roll Call Vote: YES – Andrade, Burnett, Crawford, Jensen, Lane, Samuels, Zvers; ABSTAIN - Schmelzle.
Motion carried.
Recommended for City Council approval.

2. CUP: Investments by Marx, LLC
A request for a Conditional Use Permit to allow the use "Outdoor Vendor Park" at 2114 S. 8th St. in 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.

It was also noted in the staff report that Mobile Vendor permitting requires a Waste Water Management Plan (WWMP) for each food truck and each future food truck at the location and that a WWMP should be reviewed and approved by the Fats Oil Grease Inspector (FOG Inspector) prior to operation of any food service vendor at the location.

Applicant representative, Tabitha Koontz, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments.

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

Jensen asked Koontz if she had any issues with the City's recommendations. For clarity Koontz asked if recommendation by Staff of the South entrance needing to be closed and filled with greenspace to comply with access management standards was because it was currently in non-compliance and this was confirmed.

Samuels asked if the applicant was willing to stripe the parking lot and comply with all applicable ADA standards. Hunter clarified that Staff would work with the applicant to make sure that all technical requirements were communicated to the applicant for these recommendations to be met.

Motion by Jensen, Second by Crawford, to approve subject to the following conditions:
1. The customer parking spaces shall be striped and include ADA accessible spaces as required by code.
2. The south driveway entrance shall be closed and restored to greenspace.
Voice Vote: YES – Unanimous. ***Motion carried.***
Approved with conditions.

NEW BUSINESS

1. LSDP: Laurel Avenue Development/Metro Business and Space Center

   A request is to allow the construction of one 7,663-SF building, one 7,651-SF building, eight 12,118-SF, two detention ponds, right-of-way, and paved parking on ± 8.86 acres.

   Samuels introduced the item and noted that it came out of the Development Review committee with a recommendation to be approved as presented.

   Applicant representative, Jake Chavis, was available to address any questions or comments.

   There were no comments.

   Motion by Zvers, Second by Jensen, to approve as presented.
   Voice Vote: YES – Unanimous. ***Motion carried.***
   Approved.

ADJOURN

There being no further business, Samuels adjourned the meeting at 5:44 p.m.

ATTEST: **APPROVED:**

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John Schmelzle, Secretary Mandel Samuels, Chairman