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 November 2, 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, Steve Lane, and Eriks Zvers were present. Commissioner Steven Lane was absent.

ACTION ON MINUTES
Motion by Jensen, Second by Crawford, to approve the October 19, 2021, Planning Commission meeting minutes as presented.
Voice Vote: Unanimous - Yes. ***Motion carried.***
Approved.

REPORTS FROM STAFF
Community Development Director, John McCurdy announced that City Planner, Ethan Hunter had accepted a position outside of the City of Rogers and would be leaving in November and commended Hunter on his work during his tenure at the City of Rogers and wished him the best.

REPORTS FROM BOARDS AND COMMITTEES
PLANS & POLICIES COMMITTEE —
1. RZN/DCP: Shadowbrooke Phase 5
   This item was requested to be tabled by the applicant representative, Adam Osweiler of McClelland Consulting, Inc. due to requested changes from staff.

DEVELOPMENT REVIEW COMMITTEE —
1. LSDP: Strasters Mixed Use
   This item was recommended for approval subject to the following actions:
   1. Approve WAIVER from Sec. 14-1005 of Commercial Driveway Detail requirements to allow a radii of the entrance and exit drives to be less than 30-ft.
   2. Approve VARIANCE from Sec. 14-715(4.5)(d) for the requirement to provide an 8-ft. masonry wall along the south and west property boundary.
   3. Approve VARIANCE from Sec. 14-715(4.1)(c)(ii) for the requirement to provide a minimum of 20 vehicular parking spaces.

2. LSDP: Marine Sales and Service
   This item was recommended for approval as presented subject to the following actions:
   1. Approve WAIVER from Sec. 14-256(6), to allow gravel in the vehicle storage area.

2. Require the condition that lot split be completed prior to the issuance of the building permit.
3. Approve WAIVER from Section 14-608 regarding the requirements for improvements along Hudson Road.
4. Approve a WAIVER from Section 14-604(c)(2) from requiring a North/South connection.
5. Approve WAIVER from the Typical Street Section 14-44(g) 1 of 6 allowing a 6-ft sidewalk in place of the 10-ft sidepath.
6. Approve WAIVER from the Typical Street Section 14-44(g) 1 of 6 allowing the trees to be planted outside of the right-ofway with the CONDITION that they be placed in a recreation easement.

3. LSDP: Olive Street Townhomes

This item was recommended for approval as presented subject to the following actions:
1. Approve WAIVER of Sec. 14-46(g) 2 of 6 from requiring upgrades to the Typical Street Section standards with the CONDITION that street trees located at the back of the sidewalk will be placed in a recreation easement. This will allow street trees to be placed along the frontage and provide future maintenance as needed.

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. RZN: Scott Capital, LLC

A request to rezone ± 0.42 acres located at 114 W. Pine St. from the I-1 (Light Industrial) zoning district to the NBT (Neighborhood Transition Unit) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant, Hannah Cicioni, 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.

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

2. RZN: Burke Larkin

A request to rezone ± 3.66 acres at 5537 S. Bellview Rd. & 5581 S. Bellview Rd. from the A-1 (Agricultural) zoning district to the N-R (Neighborhood Residential) zoning district.

Samuels introduced the item and announced that the applicant had requested to withdraw this item prior to the meeting but due to the item being published, that a public hearing would be held and a vote would have to be made by the Commission in order to withdraw the item.

Samuels opened the public hearing for comments.

There were no comments. The public hearing was closed

Motion by Jensen, Second by Crawford, to withdraw the request.
Voice Vote: YES – Unanimous. ***Motion carried.***
Withdrawn.

3. RZN/DCP: Shadowbrooke Phase 5
A request to rezone ± 7.54 acres South of the intersection of S. Everest Ave. and W. Everest Ave. from the C-2;PUD (Highway Commercial; Planned Unit Development), RMF-9A;PUD (Residential Multi-Family, 9 Units/Acre; Planned Unit Development), and R-O; PUD (Residential Office; Planned Unit Development) zoning districts to the RMF-12 (Residential Multi-Family; 12 units/acre) zoning district with the acceptance of a Density Concept Plan.

Samuels introduced the item and requested a staff report and noted that it had come out of committee with a recommendation to be tabled at the applicant's request due to outstanding items that needed to be addressed by the applicant.

Applicant representative, Paul Bryant, 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.

Commissioner Jensen asked if the applicants wished to table this item until the next meeting or indefinitely and the applicant stated that they wished to table indefinitely, but that they anticipated being prepared for the next meeting on November 16, 2021.

Motion by Jensen, Second by Crawford, to table until the next meeting on November 16, 2021.
Voice Vote: YES –Unanimous. ***Motion carried.***
Tabled.

NEW BUSINESS

1. LSDP: Marine Sales and Service
A request to allow the construction of a 15,196-SF building, paved parking, gravel storage parking, and retention basin on ± 15.77 acres located at 701 W Hudson Rd.

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

Applicant representative, Chris Bakunas, was available to address any questions or comments.

There were no questions or comments from Commissioners.

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

Approved.

2. LSDP: Strasters Mixed Use
   A request to allow the construction of a 6,350-sf mixed use development on ± 0.44 acres located at 200 W. Sycamore and 800 S. 2nd streets.

   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, Rachael Koehler, was available to address any questions or comments.

   There were no comments.

   Motion by Zvers, Second by Crawford, to approve as presented.
   Voice Vote: YES – Andrade, Burnett, Crawford, Myers, Samuels, Schmelzle, Zvers; Abstain – Jensen.
   Motion carried.
   Approved.

3. LSDP: Olive Street Townhomes
   A request to allow the construction of 33 townhome units and an ice cream shop with three apartment units on ± 2.22 acres located at 4100 – 4128 W. Olive St. & 701-745 N. 42nd St.

   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, Rachael Koehler, was available to address any questions or comments.

   There were no comments.

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

ADJOURN
There being no further business, Samuels adjourned the meeting at 5:12 p.m.

ATTEST:

John Schmelzle, Secretary

APPROVED:

Mandel Samuels, Chairman