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 January 18, 2022 at 5:04 P.M. The meeting was called to order by Chairwoman Rachel Crawford.

ROLL CALL

Commissioners attending: Jorge Andrade, Derek Burnett, Rachel Crawford, Kevin Jensen, Steve Lane, Mark Myers, Mandel Samuels, John Schmelzle, and Eriks Zvers.

ACTION ON MINUTES

Motion by Jensen, Second by Myers, to approve the January 4, 2022, Planning Commission meeting minutes as presented.
Voice Vote: Unanimous - Yes. *Motion carried.*
Approved.

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —
None

DEVELOPMENT REVIEW COMMITTEE —
Schmelzle presented the committee report for the only development project on the agenda:

1. The Committee discussed the LSDP for Storage World Global with the following recommendations on requests for waivers and variances:
    1. Denied requested waivers from Sec. 14-46(g) and Sec. 14-608 from requiring the Minor Street Typical Street Section improvements and require the improvements to be installed along W Industrial Drive. Including approval of an agreement to accept a fee-in-lieu for 2nd Street improvements, but not allow a fee-in-lieu for the required improvements on Industrial Drive.
    2. Approved a waiver from Sec. 14-604(c) requiring connectivity at this location due to existing developments and railroad right-of-way locations.
    3. Approved a variance from Sec. 14-713(i), from the requirement to provide 4 loading spaces, proportional to the proposed gross building area of 123,780 SF.
    4. Approved a waiver from Sec. 14-256(16), from the requirement to provide one bicycle parking rack per twenty (20) automobile parking spaces.

REPORTS FROM STAFF

Planning Services Manager Kyle Belt explained the hybrid meeting process for those online.

<u>OLD BUSINESS</u>
None

<u>NEW BUSINESS</u>

1. **<u>LSDP: Storage World Global</u>**
A request to allow the construction of a three vehicle storage buildings (123,780-SF) on ± 8.70 acres located at 2003 N 2nd Street in the I-1 (Light Industrial) zoning district.

Crawford introduced the item and asked for staff report. Planner Amber Long explained the planned development and reviewed the waivers.

Engineer Jake Chavis, Bates & Associates, said he spoke with the developer who has agreed to the improvements on W. Industrial Drive.

Commissioners discussed the number of parking spaces and the fact that the office for the facility is to the north, the first phase of Storage World.

Motion by Jensen, Second by Schmelzle to approve the LSDP with the recommendations to deny the first waiver request and approve two additional waivers and a variance for a loading zone. Voice Vote: YES – Unanimous. ***<u>Motion carried.</u>***
Approved.

2. **<u>Staff Presentation: Stormwater Flooding and Drainage: Part 1</u>**
Chairwoman Crawford noted the need for stormwater and drainage issues as it considers development. City staff will present an educational program to commissioners over the next several meetings.

Kris Paxton, Rogers Development Compliance and Stormwater Manager, presented first of four sessions on stormwater. He explained why the city works to enforce stormwater management requirements. He presented photos of drainage issues staff has investigated, discussed the code that applies, federal and state requirements, and the impact of waivers granted for the requirements.

Commissioners asked questions, discussed the process for investigating drainage complaints. and the city's new standards for drainage requirements.

<u>ADJOURN</u>
There being no further business, Crawford adjourned the meeting at 5:46 p.m.

ATTEST:	**APPROVED:**
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Eriks Zvers, Secretary	Rachel Crawford, Chairwoman