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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 February 1, 2022 at 5:00 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, Mandel Samuels, and John Schmelzle.

Commissioners Mark Myers and Eriks Zvers did not attend.

ACTION ON MINUTES

Motion by Jensen, Second by Schmelzle, to approve the January 18, 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 two large-scale development projects reviewed:

1. LSDP Grove Residential Community was approved with the stipulation that staff approve revised plans showing the proper alignment of the street after denial of a requested waiver from Section 14-604(c)(2) and require the street connection to the south to be aligned with the street to the south closer to the center of the projects southern border.

1. LSDP The Plaza was recommended for approval with two requirements:
    - Pay a fee-in-lieu of detention.
    - Provide architectural elevations with the combined first floor and second floor elevations, as approved by the Historic District Commission, to be stamped with the final construction set.

REPORTS FROM STAFF

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

OLD BUSINESS
None

NEW BUSINESS

1. LSDP: The Grove Residential Community
A request to allow the construction of 235-residential units, a clubhouse, and paved parking on ± 24.78 acres located on S Dixieland Road.

Crawford introduced the item and asked for staff report. Planner Amber Long explained the planned development and noted the request for a waiver of road connectivity recommended for denial.

Engineer Adam Osweiler, McClelland Engineering, represented the request.

Motion by Jensen, Second by Schmelzle, to approve the LSDP with the recommendations to deny the waiver request and require the street to be aligned with the street to the south, closer to the center of the development.
Voice Vote: YES – Unanimous. ***Motion carried.***
Approved.

2. LSDP: The Plaza
A request to allow the addition of 3,329-SF of upper floor area to an existing building on ± 0.32 acres located at 200 S. 1st Street.

Crawford introduced the item and asked for staff report. Planner Amber Long outlined the planned development, noting the need for a fee-in-lieu and elevations to be provided to staff for approval.

Engineer Brahm Driver, EDG, represented the development.

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

3. Staff Presentation: Stormwater Flooding and Drainage: Part 2
Chairwoman Crawford noted the city has some of the best stormwater management in the country and it's important for the Commission to understand that process as the city grows so they can respond to public comment about drainage issues.

Kris Paxton, Rogers Development Compliance and Stormwater Manager, and Engineer Ever Villalobos, Rogers Project Manager, presented the second of four planned educational sessions on stormwater.

ADJOURN
There being no further business, Crawford adjourned the meeting at 5:34 p.m.

ATTEST: **APPROVED:**

Eriks Zvers, Secretary Rachel Crawford, Chairwoman