



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on June 21, 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, Mark Myers, Mandel Samuels, John Schmelzle and Eriks Zvers.
Kevin Jensen and Steve Lane did not attend.

ACTION ON MINUTES

Motion by Zvers, Second by Myers, to approve the June 7, 2022, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. Motion carried.

APPROVED

REPORTS FROM STAFF

None

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

None

DEVELOPMENT REVIEW COMMITTEE —

Schmelzle reported the Committee reviewed and approved a SSDP.

OLD BUSINESS

None

PUBLIC HEARINGS:

1. Rezone: Jamie Corona

A request by Jamie Corona to rezone 0.8 acres west of S. 21st Street and north of W. Savannah Drive from C-2 (Highway Commercial) to the U-NBT (Uptown Neighborhood Transition) zoning district.

Crawford introduced the item and asked for a staff report. Planner Nicholas Little said the NBT zone request is consistent with the CGM, and staff recommended approval.

Chris Tilley, Anderson Engineering, represented the request, and reminded Commissioners that they rezoned two parcels on north side of this property a few months before.

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Burnett, Second by Andrade, to recommend the rezone to the City Council for approval as presented.

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

RECOMMENDED for City Council Approval.

2. CUP: Hristoskov

A request by Ivan Hristoskov Insurance for a Conditional Use Permit to allow the use “Business and Professional Office” at 1108 W. New Hope Rd. in the N-R (Neighborhood Residential) zoning district.

Crawford introduced the item and asked for a staff report. Planner Kyle Belt noted the location and said an office is allowed by Conditional Use Permit in the N-R zoning district. He said the property has been an office location previously and continues to be active. The property is zoned correctly per the Comprehensive Growth Map Neighborhood Growth Designation. He added that Staff finds it to be compatible with the surrounding development and recommended approval.

Ivan Hristoskov represented his application but had no comment to add.

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Zvers, Second by Burnett, to approve as presented.

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

APPROVED

NEW BUSINESS

1. SSDP: Dolle Redevelopment

A request to add an estimated 2,475-sf gravel area for the storage of semi-trailers for a previously approved LSDP at 3938 S. Honeysuckle Road in the I-1 (Light Industrial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Zachery Birdsong said the request is allow for 2,475-SF of enclosed storage and shipping containers as an addition to a previously approved LSDP. The area containing the storage containers was shown as greenspace in the prior LSDP and when it wasn't such at final inspection, a change was requested in the approved plan. He noted the recommendation of approval by the Development Committee with the addition of eight trees.

Commissioners discussed the needed screening for the gravel area agreeing to allow the staff to approve the revision to the landscape plan with an added eight trees.

Motion by Samuels, Second by Myers, to approve as recommended with additional screening including fencing and of up to eight trees as approved by staff.

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

APPROVED

ADJOURN

There being no further business, Crawford adjourned the meeting at 5:08 p.m.

ATTEST:

APPROVED:

Eriks Zvers, Secretary

Rachel Crawford, Chairwoman