



COMMUNITY DEVELOPMENT
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ROGERS PLANNING COMMISSION MINUTES

The **Rogers Planning Commission** met for an online public meeting on March 16, 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, Dennis Ferguson, Kevin Jensen, and Eriks Zvers were present. Commissioners Mark Myers and Don Spann were not present.

ACTION ON MINUTES

Motion by Zvers, Second by Jensen to approve the March 2, 2021, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. **Motion carried.**

Approved.

REPORTS FROM STAFF

City Planner Ethan Hunter provided details on participation instructions for those in the audience.

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

This committee did not meet.

DEVELOPMENT REVIEW COMMITTEE —

Crawford reported that two items were reviewed by the committee:

1. LSDP: Kum and Go #2420

This item was recommended for Commission approval with the following actions:

1. Approve VARIANCES from Sec. 14-710(d)(2) and Sec. 14-710(d)(3) to increase the front build-to zone from 5'-30' to 53.61', and allow 100% of the building frontage to be located outside of the BTZ.
2. Approve VARIANCE to allow S. Pinnacle Hills Parkway to serve as the primary frontage for the purpose of establishing the front build-to zone, contrary to Sec. 14-1 which defines "Front Yard" as determined by the main entry to which the lot is addressed.
3. Approve VARIANCE from Sec. 14-710(d)(1)(b) to allow a maximum accessory structure height greater than 16'.
4. Approve WAIVER from Sec. 14-36(g)(1) to allow 6-ft sidewalks to remain along Pinnacle Hills Parkway.
5. Approve WAIVER from Sec. 14-36(g)(2) to allow 6-ft sidewalks to remain along W Pleasant Grove Road.

2. SPLIT: Huffman & Co.

This item was recommended for Commission approval as presented.

CONSENT AGENDA

1. SPLIT: Huffman & Co.

A request to approve a lot split resulting in 32 lots on 1.03 acres located within the West Village PUD at the NE corner of S. Champions Drive and W. Pauline Whitaker Pkwy.

Motion by Crawford, Second by Ferguson to move this item to the consent agenda.

Voice Vote: Unanimous - Yes. **Motion carried.**

Item placed on consent agenda.

Motion by Zvers, Second by Crawford to approve the consent agenda.

Voice Vote: Unanimous - Yes. **Motion carried.**

Consent agenda approved.

OLD BUSINESS

PUBLIC HEARINGS

1. RZN: Express Oil

A request to rezone 3.38 ± acres located NW of the intersection of W. New Hope Rd. and Promenade Blvd. from the RMF-6B (Residential Multi-family) zoning district to the C-2 (Highway Commercial) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Samuels asked if the applicant representative, Daniel Ellis, was available and Ellis stated that he was available for any questions and reiterated the staff report comments from Hunter.

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

Motion by Ferguson, Second by Crawford to approve as presented.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Recommended for City Council approval.

2. RZN: Jones

A request to rezone 0.62 ± acres located at S. 7th St. & Oak St. from the R-O and RO-CU (Residential Office, and Residential Office-Condominium Unit) zoning districts to the NBT (Neighborhood Transition) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Samuels asked if the applicant representative, Quiontayus Jones, was available to answer questions and Jones stated he was available to address any comments or questions.

Samuels opened the public hearing for comments.

Gil Rodriguez, a neighbor who lives at 611 W. Oak St., voiced opposition to the request.

Bryan Kanagy, a neighbor who lives at 611 W. Oak St., voiced opposition to the request.

Rebecca Johnson, a neighbor who did not identify her address, voiced opposition to the request

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

Samuels noted that the comments were taken into consideration.

Samuels stated that proper notification was confirmed and all requirements had been met. Samuels also stated that some of the concerns voiced do not pertain to the rezoning request, but future development requests and all current and future proposed uses were required to comply with all applicable Development Code standards.

Hunter echoed Samuels's statement and said he was available for any questions from commissioners.

Samuels asked Jones if he had anything to add and Mr. Jones advocated on behalf of his request.

Motion by Jensen, Second by Crawford to approve as presented.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Recommended for City Council approval.

NEW BUSINESS

1. LSDP: Kum & Go #2420

A request to allow the construction of a 5,620-SF convenience store consisting of a canopy with 6 fueling stations, paved parking lot, and detention pond on 2.398± acres at 5120 W. Pleasant Grove Rd. in the C-3 (Neighborhood Commercial) zoning district.

Samuels introduced the item and noted that it came out of Committee with a unanimous recommendation for approval subject to the associated waiver.

Motion by Crawford, second by Ferguson, to approve the request as recommended by committee.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Approved.

There being no further business, Samuels adjourned the meeting at 5:37 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman