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 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, Jorge Andrade, Derek Burnett, Kevin Jensen, and Steven Lane were present. Commissioners Mark Myers and Eriks Zvers were absent.

ACTION ON MINUTES
Motion by Jensen, Second by Crawford, to approve the November 2, 2021, 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 —
1. RZN/DCP: The Grove
   This item was recommended to be approved as presented and placed on the Consent Agenda by the Committee.

DEVELOPMENT REVIEW COMMITTEE —
1. LSDP: RPS Service Building
   This item was recommended for approval as presented and to be placed on the Consent Agenda by the Committee.

2. LSDP: Beaty Office Park
   This item was recommended for approval as presented subject to the following actions:
   1. Approve a WAIVER of Sec 14-228(30) from requiring north/south Minor Street construction and dedication at this project location.

CONSENT AGENDA
1. RZN/DCP: The Grove
   This item was recommended to be approved as presented and placed on the consent agenda by the Committee.

2. <u>LSDP: RPS Service Building</u>
This item was recommended for approval as presented and to be placed on the Consent Agenda by the Committee.

Motion by Jensen, Second by Crawford, to approve the Consent Agenda.
Voice Vote: Unanimous - Yes. ***<u>Motion carried.</u>***
Approved.

<u>OLD BUSINESS</u>

1. <u>RZN/DCP: Shadowbrooke Phase 5</u>
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 MultiFamily, 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 noted that this item was tabled at the prior meeting until this meeting.

Samuels asked if the applicant was available to explain their request.

Applicant representative, Adam Osweiler, requested that the item be tabled indefinitely.

Pesek stated that action needed to be taken on this item or that it needed to be withdrawn as opposed to making a motion for tabling indefinitely as the Rezone would become an ordinance after 45 days per City Code.

Osweiler amended his request to table until the next Planning Commission meeting.

Motion by Schemelzle, Second by Jensen, to table this item until the next immediate Planning Commission meeting.
Voice Vote: YES –Unanimous. ***<u>Motion carried.</u>***
Tabled until 12/7/2021.

<u>PUBLIC HEARINGS</u>

Motion by Crawford, Second by Schmelzle, to move Public Hearing Items #1-RZN: Russell Estate (02-04778-000) and #2-RZN: Russell Estate (02-04782-000) to the end of the Public Hearing section of the agenda.
Voice Vote: YES – Unanimous. ***<u>Motion carried.</u>***
Public Hearing Items #1 and #2 moved to be discussed at end of Public Hearings section of this meeting.

1. <u>RZN: Overland Development</u>
A request to rezone ± 1.12 acres at 2103 S. 8th St. from the I-2 (Heavy Industrial; Overlay) zoning district to the I-1 (Light Industrial; Overlay) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Chris Tilley, 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.

Motion by Jensen, Second by Schmelzle, to recommend City Council approval as presented.
Roll Call Vote: YES – Unanimous. ***Motion carried.***
Recommended for City Council Approval.

2. RZN: DC Goff
   A request to rezone ± 0.55 acres at 2212 S. 8th St. from the C-2 (Highway Commercial; Overlay) zoning district to the C-4 (Open Display Commercial; Overlay) zoning district.

   Samuels introduced the item and requested a staff report.

   Hunter provided a staff report with recommended actions.

   Applicant representative, Donna Welsh, 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.

   Motion by Jensen, Second by Schmelzle, to recommend City Council approval as presented.
   Roll Call Vote: YES – Unanimous. ***Motion carried.***
   Recommended for City Council Approval.

3. RZN/DCP: The Grove
   A request to rezone ± 24.78 acres SE of the intersection of W. Broadway Pl. and S. Dixieland Rd. from the RMF-9.5B (Residential Multi-Family) zoning district to the RMF-9.5B (Residential Multi-Family) zoning district with the acceptance of a Density Concept Plan.

   This item was item was omitted from the Public Hearings section due to a procedural error and will be reheard at a later date.

4. CUP: Glenn Hooten
   A request to for a Conditional Use Permit to allow the use "Vehicle Equipment/Repair and Installation" at the intersection of N. 4th St. and W. Hudson Rd. in the C-2(Highway Commercial; Overlay) zoning district.

   Samuels introduced the item and requested a staff report.

   Hunter provided a staff report with recommended actions.

Applicant representative, Hooten, 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.

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

5. RZN: Russell Estate (02-04778-000)
A request to rezone ± 2.35 acres SW of the intersection of W. Mulberry St. and S. 8th St. from the N-R (Neighborhood Residential) zoning district to the C-2 (Highway Commercial; Overlay) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions and confirmed that all Public Notification requirements had been met by the applicant.

Applicant representative, Will Kellstrom, 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.

Motion by Jensen, Second by Schmelzle, to recommend City Council approval as presented.
Roll Call Vote: YES – Unanimous. ***Motion carried.***
Recommended for City Council Approval.

6. RZN: Russell Estate (02-04782-000)
A request to rezone ± 1.83 acres NW of the intersection of W. Ash St. and S. 8th St. from the N-R (Neighborhood Residential) zoning district to the C-2 (Highway Commercial; Overlay) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions and confirmed that all Public Notification requirements had been met by the applicant.

Applicant representative, Will Kellstrom, 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.

Motion by Jensen, Second by Crawford, to recommend City Council approval as presented.
Roll Call Vote: YES – Unanimous. ***Motion carried.***
Recommended for City Council Approval.

NEW BUSINESS

1. LSDP: Beaty Office Park

   A request to allow the construction of a 15,400-SF building and paved parking on ± 1.42 acres.

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

   Samuels asked if there were any further comments.

   There were no comments.

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

ADJOURN

There being no further business, Samuels adjourned the meeting at 5:22 p.m.

ATTEST: **APPROVED:**

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John Schmelzle, Secretary Mandel Samuels, Chairman