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 December 7, 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, Mark Myers, and Steven Lane were present. Commissioner Eriks Zvers was absent.

ACTION ON MINUTES
Motion by Jensen, Second by Crawford, to approve the November 16, 2021, Planning Commission meeting minutes as presented.
Voice Vote: Unanimous - Yes. ***Motion carried.***
Approved.

REPORTS FROM STAFF
Community Development Director John McCurdy reported on a few meeting procedure changes upon after discussion with the chairman and city legal staff. The changes included:

- elimination of the consent agenda,
- no need for roll call votes for any item unless clarity is needed,
- announcement of plans to abstain from vote early in meeting prior to discussion of any item.

REPORTS FROM BOARDS AND COMMITTEES
PLANS & POLICIES COMMITTEE —

1. RZN/DCP: Shadowbrooke Phase 5
   This item was recommended to be approved as presented.

DEVELOPMENT REVIEW COMMITTEE —

1. LSDP: Dixie Lot 11 Warehouse/Office
   This item was recommended for approval as presented.

2. LSDP: Conex Office Building
   This item was recommended for approval with approval of a fee-in-lieu of detention in the amount of $871.12, and the following variances:
   - from Sec. 14-285(1), to allow a Large-Scale Development on a lot that is less than 1 acre.
   - from Sec. 14-285(2), to allow a structure to be built within the 75-foot Overlay Setback that abuts Interstate 49.

- from Sec. 14-285(3) and (4), to allow a structure to be built inside of the 25-foot deep landscape bufferyard that abuts the I-49 Overlay corridor, as well as the allowance of the structure to be built inside of the 10-foot rear Overlay bufferyard.
- from Sec. 14-709(d(2)), to allow the proposed structure to encroach the building setbacks that are designated in the C-2 zoning district.

3. LSDP: Belue Muse Townhomes
This item was recommended for approval as presented.

OLD BUSINESS

1. RZN/DCP: Shadowbrooke Phase 5
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 introduced the item and noted its recommendation for approval to the full Commission. Jensen noted the applicant had addressed everything the Commission had requested.

Motion by Jensen, Second by Schmelzle, to recommend the rezone and DCP to the City Council for approval, subject to the one road alignment discussed that should be coordinated with staff.
Voice Vote: YES –Unanimous. ***Motion carried.***
RECOMMENDED for approval by City Council

PUBLIC HEARINGS

1. RZN/DCP: The Grove
A request to rezone ± 24.78 acres SE of the intersection of W. Broadway Place and S. Dixieland Road 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.

Samuels introduced the item and requested a staff report.

Planner Amber Long provided a staff report, noting the project had a previous DCP but they've requested a change in building type. Due to a public notice error, it's back as public hearing. Community Development Director John McCurdy noted the staff's ability to approve minor changes to a DCP, but this was enough of a change it needed Commission approval.

Applicant Adam Osweiler said the change effects only two strucutures.

Samuels opened the public hearing for comments.

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

Jensen said this is the same item discussed previously with little change.

Motion by Jensen, Second by Crawford, to accept the DCP and recommend the rezone to City Council for approval as presented.
Voice Vote: YES – Unanimous. ***<u>Motion carried.</u>***
RECOMMENDED for City Council Approval.

2. <u>CUP: Kum & Go #2421</u>
   A request to for a Conditional Use Permit to allow the use "Convenience Store with Gas Sales" at the NW corner of W. New Hope Rd. and S. 1st St. in the C-3 (Neighborhood Commercial) zoning district.

   Samuels introduced the item and requested a staff report.

   Long provided a staff report explaining the planned use and noting its compatibility with the neighborhood. Staff recommended approval.

   Mike Clotfelter, applicant, said he didn't have anything to add to the staff report.

   Samuels opened the public hearing for comments.

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

   Motion by Schmelzle, Second by Crawford, to approve as presented.
   Voice Vote: YES – Unanimous. ***<u>Motion carried.</u>***
   APPROVED

<u>NEW BUSINESS</u>

1. <u>LSDP: Dixie Lot 11 Warehouse/Office</u>
   A request to allow the construction of one 15,000 sq. ft. warehouse/office building with paved parking on ± 1.05 acres located at 1701 W Industrial Dr.

   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 Crawford, Second by Jensen, to approve as presented.
   Voice Vote: YES – Unanimous. ***<u>Motion carried.</u>***
   Approved.

1. <u>LSDP: Conex Office Building</u>
   A request to allow the construction of a 640 sq. ft. office building and paved parking on ± 0.22 acres located at 3300 S 27th St.

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

3. LSDP: Belue Muse Townhomes
A request to allow the construction of one 3,708-SF building, three 448-SF buildings and paved parking on ± 0.59 acres located Northwest of the intersection of N 8th St. and W Persimmon St.

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.

Jensen stated he would abstain from the vote on this item.

Motion by Crawford, Second Myers, to approve as presented.
Voice Vote: YES – 7 (one abstention). ***Motion carried.***
Approved.

CHAIRMAN COMMENT

Samuels noted the need to elect new officers for the 2022 term and that the Commission should come up with its own slate of officers rather than looking to the staff for officer recommendations. He asked members to send him or Planning Services Manager Kyle Belt any recommendations prior to the next meeting.

ADJOURN

There being no further business, Samuels adjourned the meeting at 5:16 p.m.

ATTEST: **APPROVED:**

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John Schmelzle, Secretary Mandel Samuels, Chairman