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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 Street on January 17, 2023 at 6:00 P.M. The meeting was called to order by Chairman John Schmelzle followed by the Pledge of Allegiance.

ROLL CALL

Commissioners attending: Jorge Andrade, Samantha Best, Derek Burnett, Hannah Cicioni, Steve Lane, Ed McClure, Mark Myers, Mandel Samuels and John Schmelzle.

ACTION ON MINUTES

Motion by Andrade, Second by Cicioni, to approve the January 3, 2023, Planning Commission meeting minutes as presented.
Voice Vote: Unanimous - Yes. *Motion carried.*
APPROVED

PUBLIC FORUM

None

REPORTS

Staff:

- Planner Amber Long provided an update on the city's plan to update the Comprehensive Growth Map. She said the new map will become a "FLUM" or Future Land Use Map. She explained the "Scrub" process of verifying and providing justification for the placetype designations and boundaries in the FLUM. She shared details on staff progress working with the consultants, including parts of the city that have already been reviewed, and she noted plans to provide access to the final draft and future informational meetings.

- Community Development Director spoke to the Commission about changes in the meeting, explaining the new format will place committee sessions in a recess period following the Public Hearings. The Commission will reconvene when the committees have completed their business. McCurdy said the format allows the public input prior to any

Committee discussion on some items and prevents the Commission from rushing committee discussion for the start of the regular Planning Commission session.

Following further discussion of format, Commissioners agreed by consensus to move the start of the Planning Commission to 5:30 p.m. on a regular basis. They also took action on Committee configuration by two motions as follows:

1. Motion by Andrade, Second by Myers, to change the name of the Plans & Policies Committee to the Zoning Review Committee.
   Voice Vote: Unanimous - Yes. *Motion carried.*
   APPROVED

2. Motion by Samuels, Second by Cicioni, to appoint Mark Myers as Chairman of the Zoning Review Committee. Voice Vote: Unanimous - Yes. *Motion carried.*
   APPROVED

DECLARATION OF ABSTENTION
The Chairman asked that any commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item. No commissioners responded.

CONSENT AGENDA
None

PUBLIC HEARINGS:
1. **CUP: El Senor de los Carros**
   A request by El Senor de los Carros for a Conditional Use Permit to allow the use "Vehicle/Equipment Repair & Installation" at 1614 S. 8th Street in the C-2 (Highway Commercial) zoning district and the city's Overlay District. *(Tabled 1/3/23)*

   Planner Nick Little provided a staff report, which was positive on all criteria for CUP consideration. Little noted the location on the west side of Southgate Shopping Center, that access is mainly through S. 9th Street, and the location has been used as a vehicle repair facility since the 1960s. He recommended approval.

   The applicant had no comment on the staff report.

   The Chairman opened the public hearing for comments.
   There were none.
   The public hearing was declared closed.

   Motion by McClure, Second by Best, to approve the request as submitted.
   Voice Vote: YES – Unanimous ***Motion carried.***
   APPROVED

2. **RZN/DCP: Dixieland Multifamily**
A request by Dixieland Multifamily to rezone 1704 & 1710 S. Dixieland Rd. from A-1 (Agricultural) to the RMF-10.5 (Residential Multifamily, 10.5 units per acre) zoning district with a Density Concept Plan.

Planner Christina Moore provided a staff report detailing the plan for 49 units and the need for variances to reduce the front setback from 30 feet to 4 feet, 4 inches and the interior side setbacks from 10 to 9 feet. She displayed the site plan and elevations of the planned structures. Her analysis of the request stated the location is just north of the Neighborhood Center at New Hope and S. Dixieland, near other multifamily, includes plenty of common spaces and sidewalks for enjoyment of the residents, and fits surrounding development. She recommended referring the item to the Committee for consideration.

Engineer Matt Loos, Halff Engineering, represented the project. He had nothing to add to the staff report.

The Chairman opened the public hearing for comments.

- Tex Aten, 1705 S. Dixieland, concerned about increased crime, traffic, privacy, density and drainage.
- Nina Lovelady, 1801 S. Craig Circle, concerned about privacy, lives adjacent.
- Don Duchene, 2002 W. Lilac St., concerned about two-story structures.
- Brooks Montgomery, 2000 W. Lilac St., concerned about crime and privacy.
- Jennifer Thomas, Planner, city of Huntsville, questioned aspects of the development.

Schmelzle asked for a show of hands of those attending who opposed the development. About 10 people indicated opposition.
The public hearing was declared closed.

Engineer Matt Loos addressed some of the comments, noting that drainage would be addressed during the LSDP process. He said vegetative screening could be added to enhance the privacy.

Commissioners discussed aspects of the development including the variances requested as part of the rezone/DCP, but agreed further discussion would occur in committee.

Motion by Samuels, Second by Myers, to refer the request to the Zoning Review Committee for discussion.
Voice Vote: YES – Unanimous ***Motion carried.***
APPROVED

CALL FOR RECESS
The meeting recessed at 6:48 p.m. for the following meetings:

- Board of Adjustment Meeting
- Zoning Review Committee

CALL TO ORDER
The meeting was called back to order at 7:14 p.m.

OLD BUSINESS
None

NEW BUSINESS
The Chairman asked if the Zoning Review Committee had anything to add to the agenda under New Business.

Motion by Myers, Second by Samuels, to add the Dixieland Multifamily rezone/DCP to New Business.
Voice Vote: YES – Unanimous ***Motion carried.***
APPROVED

Motion by Myers, Second by Best, to postpone consideration of the Dixieland Multifamily rezone/DCP until the applicant provides a landscape plan with proper screening on the west and south sides of the development.
Voice Vote: YES – Unanimous ***Motion carried.***
APPROVED

COMMISSIONERS' FINAL COMMENTS
The Chairman polled Commissioners for comments.
- Burnett noted the need to use the microphone.
- Cicioni confirmed the FLUM documents are on the Community Development webpage for review.
- Lane commended staff on the FLUM work.

ADJOURN
There being no further business, Cicioni adjourned the meeting at 7:19 p.m.

ATTEST: **APPROVED:**

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Jorge Andrade, Secretary John Schmelzle, Chairman