



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 March 7, 2023 at 5:30 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 McClure, Second by Myers, to approve the February 21, 2023, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. Motion carried.

APPROVED

PUBLIC FORUM

None

REPORTS

Planner Amber Long reminded the Commission that staff is working with consultants on revisions to the city's land use code and land use map. She said staff recently completed a Scrub of existing conditions in the field compared to the planned Future Land Use Map, noting needed changes, etc. Staff and the consultants are now making those revisions and generating a new map that Planning Commissioners will be able to soon review that FLUM draft and make comments on it themselves. Long said she'll be scheduling a couple of training sessions soon to provide information on how to make those comments on the map, etc.

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. There were none

CONSENT AGENDA

1. LSDP: Bellview Place

A proposed 36-unit multifamily residential development located southwest of the intersection of S. Bellview Road and W. West Drive within the RMF-6.5A (Residential Multi-family – 6.5 units per acre) zoning district.

Schmelzle asked for a motion on the Consent Agenda.

Motion by McClure, Second by Myers, to approve the Consent Agenda as presented.

Voice Vote: Unanimous - Yes. Motion carried.

APPROVED

PUBLIC HEARINGS:

1. RZN: Loloft Flagship

A request by Loloft Flagship to rezone 600 S. 1st Street from the I-1 (Light Industrial) zoning district to the IA (Industrial Arts) zoning district.

Planner Christina Moore noted the location just south of the Mona Lisa mural on S. 1st Street. She noted the Comprehensive Growth Map designates the property as IA (Industrial Arts) for future zoning. The rezone should be recommended for approval by City Council, per the staff report.

Craig Petite, developer, agreed with the staff report.

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

Myers noted the request adheres to the CGM and called it a “no brainer.”

Motion by Myers, Second by Cicioni, to recommend the rezone to the City Council for approval.

Voice Vote: Unanimous - Yes. Motion carried.

RECOMMENDED TO COUNCIL FOR APPROVAL

OLD BUSINESS

None

NEW BUSINESS

None.

COMMISSIONERS' FINAL COMMENTS

The Chairman polled Commissioners for comments.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:36 p.m.

ATTEST:

Jorge Andrade, Secretary

APPROVED:

John Schmelzle, Chairman