



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 Street on March 21, 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, Hannah Cicioni, Ed McClure, Mark Myers, and John Schmelzle.

ACTION ON MINUTES

Motion by McClure, Second by Myers, to approve the March 7, 2023, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. Motion carried.

APPROVED

PUBLIC FORUM

None

REPORTS

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.

- Commissioner Jorge Andrade noted his need to abstain from the consent agenda.

CONSENT AGENDA

1. LSDP: Heritage HS Career Center Addition

A proposed 13,703-sf addition to the existing Career Center located southeast of the intersection of W. Oak Street and S. 6th Street in the NR (Neighborhood Residential) zoning district.

2. LSDP: Hounds Lounge

A proposal to construct a 12,240-sf dog boarding facility and parking area at 1201 S. 43rd Street in the C-2 (Highway Commercial) zoning district.

3. LSDP: Kum & Go #2422

A proposal to construct a 3,968-sf convenience store with gas at 2894 W. Walnut Street in the C-2 (Highway Commercial) zoning district.

4. LSDP: SWG Building Addition

A proposal to construct a 4,30-sf building for vehicle storage at 2003 N. 2nd Street in the I-1 (Light Industrial) zoning district.

Schmelzle asked for a motion on the Consent Agenda.

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

Voice Vote: 5 – Yes, 1 – Abstain (Andrade). Motion carried.

APPROVED.

PUBLIC HEARINGS:

1. CUP: Souls Harbor

A request by Souls Harbor to allow the use “Group Residential” at 1206 N. 2nd Street in the I-1 (Light Industrial) zoning district.

Planner Zachery Birdsong noted the site is located in northeast Rogers at the southwest intersection of W. Easy Street and N. 2nd Street. The applicant is requesting to have a conditional use permit for group residential in order to bring their business into compliance. This has been an existing use at this site since 1989. The proposed use is condition in I-1 zoning and is consistent with the Employment Center growth designation. Staff recommends referring to committee.

David Atkinson, representative, agreed with the staff report.

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

The public hearing was declared closed.

Schmelzle stated that they have the option as commissioners to either contemplate the request as a whole or break off into committee. Myers suggested they complete the process as a whole.

Motion by Myers, Second by Andrade to take the CUP as a whole and delete the zoning review committee.

Voice Vote: Unanimous – Yes. Motion carried.

Myers asked the applicant if they have any long-range plans as far as upgrading the structure. Atkinson said they are going through a process with a consultant right now and are looking at an upgrade to the model and the length of stay/amount of men that can be served in the facility.

Motion by Myers, Second by Cicioni, to approve the Conditional Use Permit as requested.

Voice Vote: Unanimous - Yes. Motion carried.

APPROVED.

OLD BUSINESS

None

NEW BUSINESS

None.

COMMISSIONERS' FINAL COMMENTS

The Chairman polled Commissioners for comments.

Cicioni gave her condolences to the fire department members with their recent loss and stated that we appreciate and are thinking of them during this time.

ADJOURN

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

ATTEST:

APPROVED:

Jorge Andrade, Secretary

John Schmelzle, Chairman