



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 May 2, 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 April 18, 2023, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED

PUBLIC FORUM

- Brenda Enck, 1811 W. Lela Street, had concerns about increased traffic the Dixieland Multifamily RZN/DCP would create.
- Kiyoshi Fukumoto, 404 E. Pine Street, stated there was a grant that was released from the Arkansas Department of Environmental Quality that the City of Rogers should apply for. He provided information about the grant and looked forward to working with someone.

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.

CONSENT AGENDA

1. LSDP: Cheltenham Townhomes

A proposal to construct 26 townhome-style dwelling units on 2.52 acres at the NW intersection of S. Bellview Road and W. Emerald Heights Road in the RMF-11 (Residential Multifamily, 11 units per acre) zoning district with a Density Concept Plan.

2. LSDP: Forty32 Vet Clinic

A proposal to develop an 8,092 sq. ft. animal hospital on 1.917 acres at 4032 W. Garrett Road in the C-3 (Neighborhood Commercial) zoning district.

3. LSDP: Jiffy Trip

A proposal to develop an 80,622 sq. ft. area including a convenience store, parking, and gas pump area at 1310 W. Walnut Street in the C-2 (Highway Commercial) 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:

OLD BUSINESS

1. RZN/DCP: Dixieland Multifamily

A request by Dixieland Multifamily to rezone 1704 & 1710 S. Dixieland Rd. from A-1 (Agricultural) to the RMF-12 (Residential Multifamily, 12 units per acre) zoning district with a Density Concept Plan.

Item was withdrawn by the applicant.

NEW BUSINESS

COMMISSIONERS' FINAL COMMENTS

The Chairman polled Commissioners for comments.

Cicioni acknowledged the great loss of Council member Mark Kruger who was a principal of hers and a colleague in the field and it's a sad loss for the City of Rogers.

ADJOURN

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

ATTEST:

APPROVED:

Jorge Andrade, Secretary

John Schmelzle, Chairman