



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 August 15, 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 August 1, 2023, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED

PUBLIC FORUM

REPORTS

DECLARATION OF ABSTENTION

Schmelzle asked that any Commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item.

CONSENT AGENDA

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

1. LSDP: NWA Drop Yard

A waiver request for paved parking for the use of "Vehicle Storage" at 2609 W. Hudson Road in the I-1, CU (Light Industrial w/ Condominium Unit) zoning district.

Planner Nicholas Little noted this project is located in North Rogers about a third of a mile west of the intersection of W. Hudson Road and N. 24th Street. The subject property sits on the north

side of W. Hudson Road and borders Little Flock city limits on its north and east. The property is currently zoned I-1 which allows light industrial uses. The requested waiver is for the use of vehicle storage on gravel specifically, typically any kind of commercial parking, or vehicle storage must take place on a paved lot. Little states that Sec. 14-256(6) states that a waiver can be requested for the paving of parking within a development, if the parking is intended for storage of a vehicle and is screened from public view. A grading permit was issued on August 24, 2020 for the grading of 4.95 acres. The graveled area was expanded sometime between early 2021 and early 2022, according to aerial imagery. Community Development staff has no records of receiving or approving conceptual plans or permits during this time from the applicant.

Nate Bachelor with CEI Engineering represented the request. Bachelor states that he has been working with the property owner and Wilshire to bring the site into compliance. The clearings that were done in the past and the placement of gravel has prompted a large-scale development plan to propose some partial paving on the site to mitigate the trees that were removed and to address the impacts of stormwater runoff by improving the stormwater detention plan. Wilshire identified the site as a possible location to serve as material and vehicular storage and lay down yard for various construction purposes.

Commissioners discussed the violation history of the property.

Commissioner Best states she is interested in seeing the tree replacement plan. Bachelor states they are working with staff to negotiate on the tree mitigation replacement but the proposal in front of staff is to replace the trees at a two to five ratio.

Commissioners agree to discuss the waiver at the time of the large scale.

Motion by McClure, Second by Best, to table the waiver request until the large scale development proposal comes before the Planning Commission.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

COMMISSIONERS' FINAL COMMENTS

The Chairman polled Commissioners for comments.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:56 p.m.

ATTEST:

APPROVED:

Jorge Andrade, Secretary

John Schmelzle, Chairman