



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 October 17, 2023 at 5:30 P.M. The meeting was called to order by Vice Chairman Hannah Cicioni followed by the Pledge of Allegiance.

ROLL CALL

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

ACTION ON MINUTES

Motion by Andrade, Second by Myers, to approve the October 3, 2023, Planning Commission meeting minutes as presented.

Voice Vote: 6 – Yes, 1 – Abstain (Samuels) Motion carried.

APPROVED.

PUBLIC FORUM

REPORTS

Planner Amber Long gave an update on the FLUM and UDC. Long asked that the commissioners review draft three of the UDC and get comments back by Friday. Commissioners will be able to access the code and master street plan when it is posted on the website but can currently access the FLUM from there already.

DECLARATION OF ABSTENTION

Cicioni 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: Honeysuckle Lane Trailer

A proposal for a 12,160-sf 18-wheeler maintenance shop, and paved parking on a disturbed area of 3.27 acres at 3800 S. Honeysuckle Lane in the I-1 (Light Industrial) zoning district.

Motion by Myers, Second by Samuels, to approve the Consent Agenda.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

1. RZN: Eric Longman

A request by Eric Longman to rezone 1101 & 1103 W. Hudson Road from the A-1 (Agricultural) zoning district to the C-2 (Highway Commercial) zoning district.

Planner Nicholas Little noted this site is near the intersection of W. Hudson Road & N. 8th Street on the north side of Hudson Road. The request is to rezone two parcels from A-1 to C-2. The subject property is located within the access corridor which allows C-2 zoning and C-2 is commonly seen along commercial and industrial arteria. Staff recommends approval of the request or referral to Zoning Review.

Eric Longman, pastor at Holy Trinity, represented the request.

The Vice Chairman opened the public hearing for comments.

The public hearing was declared closed.

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

Voice Vote: Unanimous – Yes. Motion carried.

RECOMMENDED to COUNCIL FOR APPROVAL.

2. RZN: Steve & Kim Williams

A request by Steve & Kim Williams to rezone 4.99 acres at the corner of E. Old Prairie Creek Road & E. Prairie Creek Drive from the C-2, A-1 (Highway Commercial, Agricultural) zoning district to the C-2 (Highway Commercial) zoning district.

Planner Zachery Birdsong noted this site is at the corner of E. Prairie Creek Drive and E. Old Prairie Creek Road. The request is specifically to rezone from Highway Commercial & Agricultural to just Highway Commercial. The property is located within the access corridor growth designation which allows C-2. An adjacent property owner did voice their opposition to this request. Staff recommends referral to Zoning Review.

Kim Williams represented the request.

The Vice Chairman opened the public hearing for comments.

- Scott McCannon, 1601 E. Prairie Creek Dr. – explained he had a similar rezone request near the subject property that was denied. Against rezone request.

The public hearing was declared closed.

Commissioners and staff discussed the previous rezone from Bradford Nursery and the denial.

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

Voice Vote: Unanimous – Yes. Motion carried.

RECOMMENDED to COUNCIL FOR APPROVAL.

OLD BUSINESS

NEW BUSINESS

COMMISSIONERS' FINAL COMMENTS

The Vice Chairman polled Commissioners for comments.

ADJOURN

There being no further business, the Vice Chairman adjourned the meeting at 5:49 p.m.

ATTEST:

APPROVED:

Jorge Andrade, Secretary

John Schmelzle, Chairman