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 November 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 Myers, Second by Andrade, to approve the October 17, 2023, Planning Commission meeting minutes as presented.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

PUBLIC FORUM
Randy McCrory, 404 N. 5th Street, stated that the additional on street parking that was done on W. Walnut Street makes it difficult for residents on the north side of W. Walnut to get out. He stated this is a problem the City of Rogers should look at.

REPORTS
Community Development Director John McCurdy stated there are a lot of comments on the UDC draft and it will take a bit more time to get the draft revised so we will not be moving for adoption this year but soon after the beginning of the new year.

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.

- Commissioner Hannah Cicioni abstained the Byrd rezone.

CONSENT AGENDA

1. LSDP: Mathis Brothers Furniture

A proposal for a 467,650-sf building for the retail selling of furniture and a retention pond at 5200 S. Dixieland Road in the C2-CU (Highway Commercial, with Condominium Unit) zoning district.

2. LSDP: Glide Xpress

A proposal for a 4,762-sf automatic carwash, with vacuum bays and paved parking at 3515 W. Walnut Street in the C2-CU (Highway Commercial, with Condominium Unit) zoning district.

Motion by Myers, Second by Cicioni, to approve the Consent Agenda.
Voice Vote: Unanimous – Yes. ***Motion carried.***
APPROVED.

PUBLIC HEARINGS

1. **CUP: Magness Tire Company**
   Withdrawn by Staff.

The Chairman asked if there was anyone who wanted to address the commission. There was none.

2. **RZN: Tommy Byrd**
   A request by Tommy Byrd to rezone 416 N. 5th Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.

Planner Christina Moore stated the site is located to the east of the post office at the corner of W. Persimmon Street & N. 5th Street. Under the R-DP zoning the existing house is within the setbacks and a rezone to NBT would expand those setbacks. It's on a corner with NBT to the west and to the east. Staff recommends referral to committee.

Tommy Byrd represented the request.

The Chairman opened the public hearing for comments.

- Korey Reed, 520 W. Pecan Street- against the NBT zoning district, asks that the current NBT zone be revised to address the issues of multifamily housing, commercial use, and zero setbacks or to postpone all NBT rezone requests.
- Randy McCrory, 404 N. 5th Street- concerned about townhomes/multifamily being built in the downtown area.
- Franklin Jennings, 519 W. Pecan Street- pointed out that the current setbacks would be in compliance with what the FLUM shows for that area.
- Rob Swearingen, 525 S. 6th Street- agrees with previous comments and recommends the item be postponed until revisions for the new code have been finalized.
- Kevin Thiessen, 515 W. Pecan Street- against the NBT zoning district.

The public hearing was declared closed.

Byrd stated he wants to do a remodel of the house and not have the house encroach in the setbacks.

Commissioners discussed the rezone request, the current NBT zoning district, and the possibility of a variance.

Motion by Samuels, Second by Myers, to recommend the rezone request to City Council for approval.
Voice Vote: 8 – Yes, 1 – Abstained (Cicioni). _**Motion carried.**_
RECOMMENDED to COUNCIL FOR APPROVAL.

3. 3. CUP: Event Center Inc.

A request by Event Center Inc. to allow the use "Commercial Assembly, Recreation & Entertainment" at 3169 W. Walnut Street in the C-2 (Highway Commercial) zoning district.

Planner Christina Moore stated the applicant is requesting to allow the use "Commercial Assembly, Recreation & Entertainment" to hold church services, birthday and holiday parties, etc. The proposed use is conditional in the current C-2 zoning and is in the Neighborhood Growth designation. The proposed use is contrary to our current CGM however, it is consistent with the FLUM. There is a limitation in the C-2 zoning that any kind of highway truck cannot have access from a residential street so a condition should be set for that if approved. Staff recommends referral to committee.

Jeff Bell represented the request and stated they currently do not get any deliveries from the back so they do not see the limitation as an issue.

The Chairman opened the public hearing for comments.

- Deborah Besett, 301 N. 34th Street- concerned about the noise.

The public hearing was declared closed.

Bell stated that tenants are given rules and sign off saying they will comply with said rules. Bell also noted that they have to be cleaned up and out of the establishment by 12 a.m. If any noise complaints are made or they are not out by the time they have to be, they forfeit their deposit.

Commissioners discussed the request.

Motion by Myers, Second by Lane, to approve the request with conditions that no deliveries can be made from W. Chestnut Street and the hours of operation are from 7 a.m. to 11 p.m.
Voice Vote: Unanimous – Yes. _Motion carried._
APPROVED

4. CUP: Pitchmarks Golf Lounge

A request by Pitchmarks Golf Lounge to allow the use "Commercial Assembly, Recreation & Entertainment" at 1904 W. Pleasant Grove Road in the C-2 (Highway Commercial) zoning district.

The Chairman stated the applicant did not get the notices out on time so they would not be voting on it.

The Chairman asked if there was anyone who wanted to speak for or against the proposal. There were none.

Motion by McClure, Second by Samuels, to table the request until the 11/21/23 meeting.
Voice Vote: Unanimous – Yes. *Motion carried.*
TABLED.

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 6:18 p.m.

ATTEST:	APPROVED:
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Jorge Andrade, Secretary	John Schmelzle, Chairman