



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
December 9, 2021**

MEMBERS PRESENT:

Hannah Cicioni
Elizabeth Cisneros
Matt Loos
Aaron Smith

STAFF ATTENDING:

John McCurdy, Community Development Director
Lori Ericson, Zoning Administrator

Board Member Aaron Smith, serving as Chairman, called the meeting to order at 4:03 pm in the Community Room at Rogers City Hall.

Roll call was taken – members attending as noted above. Chairman Hunter Fry and Board Member Josh Allen were not present.

NEW BUSINESS

- 1. (VAR 21-36) A request by Kurt Christianson to allow a reduction of setbacks and a height increase for accessory structures at 920 S. 14th Street, in the R-SF (Residential Single Family) zoning district.**

Planning Tech Karen Perez presented the staff report, stating that the request is to allow a 5-foot reduction in the rear setback and height increase of 17' for a storage building, with a second request to allow an 8-foot reduction in the interior side setback for a carport. She said there was no hardship listed in the application.

Allen opened the public hearing. There were no comments.
The public hearing was closed.

Kurt Christianson said the additional height for the storage building is so he can build it with an upper level of storage. Board members discussed the exact location of the two structures, utilities and fencing shown on the site plan and whether the structures could be reconfigured.

Smith asked if he had any comments from neighbors. Christianson said he spoke to neighbors who were curious but had no objection. Staff said they'd had no comment.

He said the carport will house his 38-foot RV that's now in the front yard and he's tired of scrubbing off the roof.

Motion by Cicioni to APPROVE the variance for height of the storage unit at 17 feet and the variance reducing the rear setback to 15 feet for the planned storage building. Second by Loos.

Voice vote: YES – Unanimous *Motion carried*

APPROVED

Motion by Cicioni to APPROVE the variance for an 8-foot reduction of the side yard for a carport. Second by Cisneros.

Voice vote: YES – Unanimous *Motion carried*

APPROVED

2. (VAR 21-37) A request by Ken's Signs for Natural State Beer Company to allow an additional wall sign at 5214 W. Village Parkway, in the C2-CU (Highway Commercial, Condominium Unit) zoning district.

Kenny Jones, Ken's Signs, said the sign request is the help with identification of this location within Village Parkway.

Perez presented the staff report, noting that a sign permit was issued for one wall sign at 63.5 sf. previously. If approved, the additional wall sign will still be less than the total allowed square footage for the structure. The applicant states incomplete brand identity as the hardship, and by adding the words "Beer Company" in addition to the existing "Natural State" letters, will complete the brand identity.

Fry opened the public hearing. There were no comments.
The public hearing was closed.

Cisneros said she favored the request because she'd had trouble finding the location herself.

Motion by Cisneros to APPROVE the variance. Second by Cicioni.

Voice vote: YES – Unanimous *Motion carried*

APPROVED

3. (VAR 21-39) A request by the Lois M. Roller Revocable Trust for the Cottage at Pinnacle Hills to allow a lot split with access only by easement at a 7.93-acre tract south of Perry Road, in the A-1 (Agricultural) zoning district.

Smith noted the applicant had withdrawn the request.

ACTION ON MINUTES

Previous minutes: November 19, 2021

Motion by Cisneros to accept the prepared minutes for the November 19, 2021 meeting of the Board of Adjustment as presented. Second by Smith.

Voice vote: YES - Unanimous *Motion carried*

APPROVED

OTHER BUSINESS

Planning Administrator Lori Ericson reminded the Board of the need for a new slate of officers for 2022.

Smith said he'd like to keep Hunter Fry on as chairman, noting his capacity to handle the position. Board members then discussed the secretary position with Matt Loos agreeing to take on the position.

Motion by Cisneros to accept Hunter Fry as chairman, and Matt Loos as secretary. Second by Smith.

Voice vote: YES - Unanimous *Motion carried*

APPROVED

ADJOURNMENT

Meeting adjourned at 4:24 pm. by Chairman Fry.

As recorded by:

Lori Ericson

Zoning Administrator

Community Development Department

City of Rogers

Approved by vote of the Board of Adjustment on: January 13, 2022

Matthew Loos, BOA Secretary