



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
February 20, 2024**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on February 20, 2024 at 6:03 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

Board members attending: Mark Myers, Ed McClure, and Hannah Cicioni.

ACTION ON MINUTES

Previous minutes: January 2, 2024

Motion by McClure to accept the prepared minutes for the January 2, 2024 meeting of the Board of Adjustment as presented. Second by Myers.

Voice vote: YES - Unanimous **Motion carried**

APPROVED

NEW BUSINESS

- 1. (VAR 24-03) A request by Meadows Railyard from the location restrictions requiring that food trucks can't be within 15 feet of a building entrance at 2339 S. 8th Street in the C-4 (Open Display Commercial) zoning and Overlay district.**

Planner Zachery Birdsong stated site is located in Southeast Rogers at the northeast corner of South eighth in West price lane. The applicant is requesting to vary from the requirement that food trucks may not be within 15 feet to any building entrance, the applicant is proposing to have two trucks as close has about six and a half feet to nearby building entrances that will be used as dining for the food trucks. The applicant does not know a specific hardship, they state that the variance meets the purpose and intent of the code because of the proximity of the food trucks to these building entrances does not impede the use of the building, and also states that the building is an accessory to the food trucks. Staff was not able to determine what the purpose and intent of this code requirement is. There was no connection between this requirement and building code regulations. We don't see any value in enforcing this requirement. So, we're recommending approval.

Applicant Phil Swope stated he is only speculating. But if he is trying to understand why that code was written, it's because you're thinking of an existing commercial or office facility. And you don't want a food truck that comes in is brought to that site and laid right in front of the door. And so that's not what this is the building we have in mind here is really accessory to the food trucks.

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

Motion by Myers to APPROVED the variance. Second by McClure
Voice vote: APPROVED Motion carried
APPROVED

ADJOURNMENT

Meeting adjourned at 6:06 PM by Vice Chair Cicioni.

As recorded by:

Karen Perez
Planning Technician
Community Development Department
City of Rogers

Approved by vote of the Board of Adjustment on:

Ed McClure, BOA Secretary