



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
November 19, 2024**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on November 19, 2024 at 5:52 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

Board members attending: Derek Burnett, Hannah Cicioni, and Mandal Samuels.

ACTION ON MINUTES

Motion by Cicioni, second by Burnett, to approve the 11/5/24 Board of Adjustment minutes as presented.

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

APPROVED

NEW BUSINESS

1. VAR: Drop yard

To allow gravel as a paving surface, exceptions for the landscape buffer areas along the western, northern and eastern property boundaries, a decrease in open space trees provided, and payment into the tree fund, despite site specific hardship at 2609 W Hudson Road in the I.1 (light Industrial) zoning district.

Planner Nicholas Little presents the variance request for the NWA drop yard development, detailing the variances requested and their implications. Nicholas presents a summary of staff's recommendations. Denial on the request to allow gravel as a permitted paving surface for commercial developments and to allow less open space trees to be provided than what is required for section 5.6.4.2. Approval on the request to modify the landscaping buffering requirements in Table 5.5.5.A along the western, northern, and eastern property boundaries, with the following conditions.

- An opaque privacy fence, no shorter than 6' tall, be provided east of the proposed landscape buffer along the eastern property boundary, that runs from the northeastern corner of the lot to the proposed entrance off of N. 26th Street.

Approval on variance to section 5.6.9., allowing the applicants to pay the difference for open space and mitigation trees not provided into the tree fund.

Representative Chad Caletka added that his client had agreed to pave the site so he would like that waiver to be removed.

The Chairman Samuels opened the public hearing for comments.
The public hearing was declared closed.

Further discussion between staff, applicant, and commissioners on the specifics of the landscape buffering and open space tree requirements.

Motion by Cicioni, second by Burnett, to approve the variance request to allow exceptions for the landscape buffer areas along the western, northern, and eastern property boundaries.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

Motion by Cicioni, second by Burnett, to deny the variance request to allow less open space trees.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

Motion by Cicioni, second by Burnett, to approve the variance request for tree fund payment.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 7:05 p.m.

As recorded by:

Karen Perez
Planning Technician
Community Development Department
City of Rogers

Approved by vote of the Board of Adjustment on:

Derek Burnett, BOA Secretary