



COMMUNITY DEVELOPMENT  
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## **ROGERS PLANNING COMMISSION MINUTES**

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on July 16, 2024 at 5:30 P.M. The meeting was called to order by Chairman Ed McClure followed by the Pledge of Allegiance.

### **ROLL CALL**

Commissioners attending: Jorge Andrade, Samantha Best, Hannah Cicioni, Steve Lane, Ed McClure, and Mandel Samuels.

### **ACTION ON MINUTES**

Motion by Samuels, Second by Lane, to approve the July 2, 2024, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

**APPROVED.**

### **PUBLIC FORUM**

### **REPORTS**

### **DECLARATION OF ABSTENTION**

McClure asked that any Commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item. There were none.

### **CONSENT AGENDA**

#### **1. LSDP: Easy Street Flex Space**

A proposal to construct a 66,748 square-foot warehouse office building at 1209 W. Easy Street in the I-2 (Heavy Industrial) zoning district.

#### **2. LSDP: Golf Cart Business Parking Lot**

A proposal to construct a compact parking lot totaling 133 spaces for the selling of golf carts south of the junction of N. 4th Street and W. Hudson Road in the C-2 (Highway Commercial) zoning and Overlay District.

Motion by Samuels, Second by Lane, to approve the consent agenda as presented.  
Voice Vote: Unanimous – Yes. Motion carried.  
**APPROVED.**

## **PUBLIC HEARINGS**

### **1. RZN/DCP: Barrington Place**

A request by Barrington Place to rezone one 20.16 acre parcel at 876 S. Dodson Road and two parcels that total 22.71 acres to the west from the A-1 (Agricultural) zoning district to the RMF-12 (Residential Multi-Family, 12 units per acre) zoning district with a Density Concept Plan.

Community Development Director John McCurdy stated that the last time the commission heard this item, the primary concern was about traffic management proximate to the site. The Community Development and Engineering Division are looking at the bond budget and trying to find funds to accelerate some of the road improvements planned for Dodson Road. McCurdy notes that he should be able to know about the funds within the next couple of weeks and has already met with the applicant to talk about postponing the item until they can determine whether or not the traffic management issues can be dealt with. Staff recommends postponing this item

Chairman McClure asked if it is true that if the commission approves the postponement, this item will come up again and there will be an opportunity for a public hearing at that time. McCurdy said that's correct.

Greg Simmons represented the request and had no further comments.

The Chairman opened the public hearing for comments.

- Bill Coffelt – major concerns about traffic safety on Dodson Road and water runoff.

There were no further comments and the public hearing was declared closed.

Motion by Samuels, Second by Andrade, to postpone the item until the 8/20/24 PC meeting.  
Voice Vote: Unanimous – Yes. Motion carried.  
**APPROVED.**

## **CALL FOR RECESS**

## **CALL TO ORDER**

## **OLD BUSINESS**

## **NEW BUSINESS**

## **COMMISSIONERS' FINAL COMMENTS**

**ADJOURN**

There being no further business, the Chairman adjourned the meeting at 5:43 p.m.

**ATTEST:**

**APPROVED:**

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Samantha Best, Secretary

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Ed McClure, Chairman