



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 August 6, 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, Derek Burnett, Hannah Cicioni, Steve Lane, Ed McClure, Mark Myers, Mandel Samuels, and John Schmelzle.

ACTION ON MINUTES

Motion by Samuels, Second by Lane, to approve the July 16, 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: Nabholz Office Addition

A proposal to construct a 12,035 sq. ft. office and warehouse addition at 3309 N. 2nd Street in the I-1 (Light Industrial) zoning district.

Motion by Samuels, Second by Myers, to approve the consent agenda as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

1. ALTERNATIVE SIGN PROGRAM: Andy's Frozen Custard

A request by Andy's Frozen Custard to consider an application for the Alternative Sign Program for 2205 W. Walnut Street in the city's C-2 (Highway Commercial) zoning district and in the city's Overlay district.

Planner Nicholas Little stated this is an Alternative Sign Program request to restore the Andy's Frozen Custard ice cream cone sign that was destroyed in the May tornado. The purpose of the Alternative Sign Program is to give an avenue to allow creative or unique signs that would normally be prohibited by the sign code's standards. The applicant is requesting to restore the sign back to its original condition. The proposal includes roughly 304 sq. ft. of signage area and is proposed to be 30' tall at its tallest point and features a slowly rotating cabinet. Although the sign may be prohibited in most cases, the Andy's Ice Cream cone sign compliments the intentionally retro architecture. Staff recommends approval of the request.

Lee Reinhardt represented the request and had no further comments.

The Chairman opened the public hearing for comments. There were none.
The public hearing was declared closed.

Commissioner Cicioni asked if every applicant with a similar request would have to go through the same process or if there was a process by right. Senior Staff Attorney John Pesek stated that there is not a process by right and any sign would need to be compliant with the code.

Commissioner Burnett asked the applicant if the request is the exact same as what use to be there. The applicant stated it is the exact same and they are even using the existing pole.

Motion by Schmelzle, Second by Cicioni, to approve the request as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

Chairman McClure noted that there are no items for the Board of Adjustment to discuss.

CALL FOR RECESS

CALL TO ORDER

OLD BUSINESS

NEW BUSINESS

COMMISSIONERS' FINAL COMMENTS

Commissioners and Senior Staff Attorney John Pesek discussed the email received about the property at 3310 W. Dogwood Street and what is being done to resolve the ongoing issues.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:41 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman