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 October 15, 2024 at 6:09 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, Mandel Samuels and John Schmelzle.

ACTION ON MINUTES

Motion by Schmelzle, second by Samuels, to approve the October 1, 2024, Planning Commission meeting minutes as presented.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

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.

REPORTS

Planning Deputy Director Joe Rexwinkle gave a brief presentation on DWG items listed below:

- Metaphase – undergoing second round of review and scheduled to be approved by DWG in November.
- Highlands Oncology – site development plan for one of the blocks within the Metaphase development. This is a medical office building and should be approved sometime in December.
- Dixieland & Olive Apartments – phase one of an apartment complex submitted under site development plan review. This is anticipated to be approved late November.
- Pleasant Crossing Master Plan – proposal to add more buildings which triggers a preliminary plat submittal to show a future street layout. This is scheduled to be approved early November.
- Rainbow Road Subdivision – residential subdivision with most lots being single family but with some townhomes along Rainbow Road which will have rear loaded garages and face Rainbow Road.
- Teufel Medical Office – recently submitted and under review.
- Pinnacle Village Townhouses – recently submitted and under review.

Commissioners and staff discuss a way of getting more information about the DWG items to commissioners.

PUBLIC FORUM

The Chairman opened the public forum for comments on Variety Insurance.

- Geovanny Sarmiento – spoke in favor of the request.
- Jorge Melgar – against the request and is concerned about Variety Insurance customers parking on his property.

The Chairman opened the public forum for comments on Nola's Pantry.

- Tyler Schexnailder – spoke in favor of the request.

The public forum was closed.

CONSENT AGENDA

a. Post 0218 Therapy Parking

Approving a large-scale development located at 1000 W. Poplar Street that includes an additional 24 parking spaces in the T4.2 (formerly Residential Office) zoning district.

b. Variety Insurance

Approving a rezoning subject to standard review at 1203 W. New Hope Road from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.

c. Nola's Pantry

Approving a rezoning subject to standard review at 321 E. Locust Street from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.

Motion by Cicioni, second by Schmelzle, to approve the consent agenda as presented.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

REGULAR AGENDA – New Business

a. INFORM Rogers: Q1 Proposed UDC Amendments

A public hearing regarding review and adoption of proposed amendments to the Rogers Unified Development.

Rexwinkle stated that there are three sections staff has proposed for amendments and the request is that the commission recommend to City Council for approval.

- Section 2.15.7 Floodplain Development Permit - Clarify permit type and requirements; change numbering of the section.
- Section 4.5.3.1.3 Exemptions – Add exemption for properties zoned HC.
- Section 4.5.3.2 Interior Yards - Add subsection 4.5.3.2.1.2. Reduction for an interior yard setback.

Motion by Samuels, second by Schmelzle, to recommend the UDC amendments as presented to City Council for approval.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

COMMISSIONERS' FINAL COMMENTS
Schmelzle asked Chairman McClure to give provide information about the consent agenda process to the applicants.

McClure stated that most of the items were put on consent agenda but the public was given the opportunity to speak for or against the requests. The commissioners were also allowed to remove an item from consent agenda but in this instance, none were removed and all items on consent agenda were approved.

Commissioners and staff discuss how to make the process more transparent for the applicants.

ADJOURN
There being no further business, the Chairman adjourned the meeting at 6:39 p.m.

ATTEST: **APPROVED:**

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Samantha Best, Secretary Ed McClure, Chairman