



COMMUNITY DEVELOPMENT
PLANNING DIVISION
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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 February 4, 2025 at 5:50 P.M. The meeting was called to order by Chairman Steve Lane followed by the Pledge of Allegiance.

ROLL CALL

Commissioners attending: Jorge Andrade, Samantha Best, Derek Burnett, Hannah Cicioni, Kevin Jensen, Steve Lane, Ed McClure, Isaac Stevens, and Ezequiel Tovar.

ACTION ON MINUTES

Motion by Jensen, second by Burnett, to approve the January 21, 2025, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

DECLARATION OF ABSTENTION

Chairman Lane 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

Community Development Director John McCurdy gave a training session presentation for Planning Commissioners. They reviewed the Rogers Comprehensive Plan and zoning/development standards. They also discussed the role of the Planning Commission in rezoning decisions, Board of Adjustment and variances, and public hearing management.

Commissioners agree on the importance of regular training and updates to ensure everyone is on the same page.

PUBLIC FORUM

CONSENT AGENDA

REGULAR AGENDA – Items Removed from Consent

REGULAR AGENDA – New Business

COMMISSIONERS' FINAL COMMENTS

None.

ADJOURN

There being no further business, the Chair adjourned the meeting at 7:20 p.m.

ATTEST:

APPROVED:

Derek Burnett, Secretary

Steve Lane, Chairman



DEPT. OF COMMUNITY DEVELOPMENT
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**BOARD OF ADJUSTMENT
MINUTES
February 4, 2025**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on February 4, 2025 at 5:30 P.M. The meeting was called to order by Chairwoman Hannah Cicioni.

ROLL CALL

Board members attending: Derek Burnett, Hannah Cicioni, and Kevin Jensen.

ACTION ON MINUTES

Motion by Jensen, second by Burnett, to approve the 1/21/25 Board of Adjustment minutes as presented.

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

APPROVED

NEW BUSINESS

1. Chestnut Flats VAR

Requesting a variance from the Unified Development Code at 111 W. Chestnut Street in the T5.1 (City Low-Intensity) zoning district.

Planner Christina Moore stated this item had been withdrawn.

2. Arvest Bank Downtown VAR

Requesting a variance from the Unified Development Code at 201 W. Walnut Street in the T5.2 (City Medium-Intensity) zoning district.

Planner Christina Moore stated this site is located in Downtown Rogers at the corner of Walnut and N 2nd Street. Since the last meeting the applicant has changed her request from the complete exemption of the masonry wall to allow reduction in the length of the wall from 131 feet to 88 feet due the proposed ATM machines. After a review of the demo plan, a variance is not required with a proposed wall on N. 2nd street. The area of parking lot disturbance does not extend further south than the proposed screening wall. Staff recommendation is to deny the request as presented.

Applicant Caroline Fox reiterates what planner Christina Moore spoke on and adds she is ready to answer any questions.

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

Commissioners discuss the request. Burnett request to see the landscape plan and questions what the difference would be between 3-foot bushes and 3-foot masonry wall. Applicant responds with safety concerns for clients when using the ATM's, the evergreen shrubs are difficult to hide behind.

Motion by Jensen, second by Burnett to approved the request as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED

ADJOURN

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

As recorded by:

Karen Perez

Planning Technician

Community Development Department

City of Rogers

Approved by vote of the Board of Adjustment on:

Kevin Jensen, BOA Secretary