COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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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 April 1 2025 at 5:30 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, and Isaac Stevens.

ACTION ON MINUTES

Motion by McClure, second by Jensen, to approve the March 18, 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.

CONSENT AGENDA

REGULAR AGENDA – New Business

a. Gateway Plaza Rezone

A rezone subject to standard review on 3.25 acres near the intersection at N. 8th Street & W. Hudson Road from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

Planning Deputy Director Joe Rexwinkle noted that this request is to rezone from T5.2 to the HC zoning. The main difference between the two zones is that T5.2 has a maximum build to line, which is essentially a maximum setback from the street, whereas HC has a minimum. The site is largely encumbered by floodplain which makes the property hard to develop under any zone. Staff recommends consideration of the request due to the differences between the setback requirements between the two zones and the fact that it's difficult to develop under any zone.

Eddie Bailey with Gateway Plaza represented the request and stated issues with the building setbacks and parking under the current zone. He explained that they are working on a drainage plan to get the subject property out of the floodplain.

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

Commissioners discussed the request.

Motion by McClure, second by Cicioni, to recommend the rezone request to City Council for approval.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

b. Discuss forthcoming Unified Development Code amendments.

Planning Deputy Director Joe Rewinkle gave an in-depth presentation on proposed text amendments to the Unified Development Code. Commissioners asked questions and discussed changes with staff.

Engineer Deputy Director Lance Jobe noted that there will be minor changes to the Engineering Manual and Drainage Criteria Manual to coordinate better with the Unified Development Code. He also said there would be changes to Chapter 22 of the Rogers Municode.

COMMISSIONERS' FINAL COMMENTS
None

ADJOURN
There being no further business, the Chair adjourned the meeting at 7:31 p.m.

ATTEST:	**APPROVED:**
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Derek Burnett, Secretary	Steve Lane, Chairman

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BOARD OF ADJUSTMENT
MINUTES

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on April 1, 2025 at 7:34 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 3/18/25 Board of Adjustment minutes as presented.
Voice vote: YES - Unanimous ***Motion carried***
APPROVED

NEW BUSINESS

a. First National Bank Variance

Requesting a variance from the Unified Development Code at 3701 S. Pinnacle Hills Parkway in the T6.1 (Regional Low-Intensity) zoning district.

Planner Amber Long stated that the applicant is proposing several alterations to the existing pole sign, including the addition of a pylon base. This change allows the proposed sign to be reviewed as a monument sign. Construction of the proposed sign would require seven variances from Section 5.8. The proposed alterations well-exceed the requirements for large monument signs and would otherwise be prohibited as a pole sign. Staff recommends denial of the request.

Stan Kortan represented the request and provided details about the proposed alterations. He stated that the changes are necessary to maintain visibility.

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

Commissioners and staff discuss the request.

Motion by Jensen, second by Burnett to deny the request.
Voice Vote: Unanimous – Yes. ***Motion carried.***

DENIED

b. Greer Lingle Middle School Variance
Requesting a variance from the Unified Development Code at 3701 S. Pinnacle Hills Parkway in the T6.1 (Regional Low-Intensity) zoning district.

Planning Deputy Director Joe Rexwinkle noted that this request is to allow a fence height greater than the maximum allowed within the interior yard. The applicant is proposing a masonry wall that ranges from 6' in height on the west side to 9'4" on the east. The applicant is also proposing an 8' chain link fence east of the masonry wall. Staff recommends consideration of the request and would be comfortable with approving a maximum height of 8'.

John Wary represented the request and stated that the variance would improve queuing for pickup and drop off.

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

Commissioners further discuss the request.

Motion by Burnett, second by Jensen to approve the request with a maximum height of 8'.
Voice Vote: Unanimous – Yes. ***Motion carried.***
APPROVED

c. Michael's at Pleasant Crossing Variance
Requesting a variance from the Unified Development Code at 3701 S. Pinnacle Hills Parkway in the T6.1 (Regional Low-Intensity) zoning district.

Planning Deputy Director Joe Rexwinkle states that this request is to reduce the interior yard setback along the western property line to 5' to maintain consistency with existing buildings in the shopping center. This is a site plan that is currently under review by staff and its approval is pending whether this variance is granted. Staff recommends consideration of the request.

Libby Topping represented the request and explains the intent of the building design.

Commissioners discussed the request.

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

Motion by Jensen, second by Burnett to approve the request.

Voice Vote: Unanimous – Yes. ***Motion carried.***
APPROVED

ADJOURN
There being no further business, the Chairwoman adjourned the meeting at 8:07 p.m.

As recorded by:
Karen Perez
Planning Technician
Community Development Department
City of Rogers

Approved by vote of the Board of Adjustment on:

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Kevin Jensen, BOA Secretary