



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 April 15, 2025 at 5:30 P.M. The meeting was called to order by Chairwoman Samantha Best followed by the Pledge of Allegiance.

ROLL CALL

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

ACTION ON MINUTES

Motion by Cicioni, second by McClure, to approve the April 1, 2025 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

New Business

1. **Maple Grove** – A request to consider a rezoning subject to enhanced review for property at 800 S Arkansas St from zone T4.1 to T5.1.

Planner Amber Long noted that this request is to rezone from T4.1 to T5.1 in the Urban Neighborhood placetype. The proposed rezone to T5.1 in Urban Neighborhood conforms to the applicable requirements of the Unified Development Code and meets two of the four requirements. Staff recommends tabling of the request to a certain date not to exceed 60 days to provide the applicant time to fulfill the public notice requirement.

Commissioner Ed McClure stated he needed to abstain from this request.

Ben Fernando and Matt Cooper represented the request.

The Chairwoman opened the public hearing for comments.

- Julie Winn – spoke in opposition of the request.
- Brian Morgan - spoke in opposition of the request.
- Rose DesEnfants - spoke in opposition of the request.

The public hearing was declared closed.

Commissioners discussed the request.

Motion by Cicioni, second by Jensen, to table the request to the 5/6/25 Planning Commission meeting.

Voice Vote: 7 – Yes, 1 – Abstained (McClure). Motion carried.

APPROVED.

REPORTS

Staff

1. Quarter 1, 2025 Unified Development Code Amendments

Community Development Director John McCurdy and Planning Deputy Director Joe Rexwinkle gave an update on the amendments to the Unified Development Code that were discussed at the last meeting.

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

Commissioners and staff discussed the proposed amendments. Rexwinkle noted that they would be voting on these amendments at the 5/6/25 Planning Commission meeting.

COMMISSIONERS' FINAL COMMENTS

Commissioner Stevens and McCurdy discussed recently passed state laws.

Commissioner Burnett thanked staff for their work on the UDC amendments.

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:52 p.m.

ATTEST:

APPROVED:

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 15, 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 4/1/25 Board of Adjustment minutes as presented.

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

APPROVED

NEW BUSINESS

a. Kennametal Variance

Requesting a variance from the Unified Development Code at 205 N. 13th Street in the I-1 (Light Industrial) zoning district.

Planner Christina Moore stated that the applicant is proposing to install an 8-foot fence due to tornado damage that occurred on May 2024 and the department of defense requires the 8-foot fence. This site is within floodplain on the east side of the property. Staff recommends approval of the request with the condition that the fence on the east side of the property be outside of the floodplain.

Kyle Hagelin representative had no further comments.

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 approve the request.

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

APPROVED

ADJOURN

There being no further business, the Chairwoman adjourned the meeting at 5:37 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