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 July 1, 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, Kevin Jensen, Ed McClure, Isaac Stevens and Ezequiel Tovar.

ACTION ON MINUTES
Motion by McClure, second by Stevens to approve the June 17, 2025 Planning Commission meeting minutes as presented.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

PUBLIC HEARINGS
Old Business
None.

New Business
1. Consider adoption of the Unified Development Code, Engineering Manual, and Drainage Criteria Manual.
   STAFF: Joe Rexwinkle, Planning Deputy Director

Chairwoman Best asked when the next round of amendments would occur. Planning Deputy Director Joe Rexwinkle noted that the next round would possibly come up in August.

Motion by McClure, second by Jensen to recommend to City Council for approval of the adoption of the Unified Development Code, Engineering Manual, and Drainage Criteria Manual.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

PUBLIC FORUM

REPORTS

ADJOURN
There being no further business, the Chair adjourned the meeting at 5:34 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 July 1, 2025 at 5:35 P.M. The meeting was called to order by Commissioner Derek Burnett.

ROLL CALL
Board members attending: Derek Burnett, Kevin Jensen, and Ed McClure.

ACTION ON MINUTES
Motion by McClure, second by Jensen, to approve 5/6/25 Board of Adjustment minutes as presented.
Voice vote: YES - Unanimous ***Motion carried***
APPROVED

NEW BUSINESS
a. Gall Flex Space Variance
Requesting a variance from the Unified Development Code at 1244 W. Easy Street in the I-2 (Heavy Industrial) zoning district.

Planner Zachery Birdsong stated that the applicant is requesting a variance to reduce the exterior yard setback from 30 feet to 9 feet along the northern property line. The applicant states no hardship, and that the design and intent of the development was originally proposed under the previous code which required front yards that made the property unbuildable. To keep with the spirit and intent of the code the applicant proposed to place the building within the minimum amount of front yard encroachment, while still allowing for the required maneuvering area in the rear to access the loading doors. The applicant states that, placing the building outside of the 30 foot front yard would prevent the ability of vehicles to access the rear loading doors and limit the amount of parking that could be proposed, and considering other factors, the applicant stated that reducing the front exterior setback presents an urban form that serves as an aesthetically pleasing transition between the residential areas to the east and south, to the heavy industrial areas to the north and west. The requested reduction is about the minimum necessary to carry out the project. However, reductions in size of the building and parking could be done to meet the setbacks and buffer yard areas. Additional criteria to consider is the fact that this site is within the urban neighborhood place type. I-2 is a nonconforming zone in the place type. The proposed use is not allowed in any zone permitted within urban. Staff recommends approval.

Jason Young reiterated that the design and intent of the development was originally proposed under the previous code.

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

Commissioners and staff discuss the request.

Motion by McClure, second by Jensen to approve the request.
Voice Vote: Unanimous – Yes. ***Motion carried.***
APPROVED

ADJOURN
There being no further business, the Commissioner Burnett adjourned the meeting at 5:40 p.m.

Approved by vote of the Board of Adjustment on:

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Kevin Jensen, BOA Secretary