



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 August 5, 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, Isaac Stevens and Ezequiel Tovar.

ACTION ON MINUTES

Motion by McClure, second by Jensen to approve the July 15, 2025 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

Old Business

None.

New Business

i. 21st Street Property Rezone

A rezone subject to standard review at 2124 21st Street from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

Planning Deputy Director Joe Rexwinkle noted that the request is to rezone to T4.1 in the Neighborhood Fabric placetype which is subject to standard review. Residential uses are allowed in the requested zone and some have use standards that apply to some of those building types. Apartment houses are not allowed in the requested zone due to the use standards. The proposed zoning is compliant with the FLUM and all reasonable notification requirements have been met by the applicant. Staff recommends approval of the request.

Drew Dingler with Halff Associates represented the request and stated that the intent is for medium density residential development that will adhere to the Unified Development Code

The Chairman opened the public hearing for comments.

- Patricia Campbell – against request.
- Chalese Emert – against request.
- Todd Stuart – against request.
- Tony Lundquist – against request.
- Dennis Corter – against request.

The public hearing was declared closed.

Commissioners discuss the appropriateness of T4.1 versus T3.2.

Motion by Best, second by Stevens to recommend the request to City Council for approval as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

ii. Shores Ave. Property Rezone

A rezone subject to standard review at 6303 W. Shores Ave. from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) zoning district.

Planning Deputy Director Joe Rexwinkle noted the subject property is in the Neighborhood Fabric placetype and the requested rezone to T3.2 is the least intense district they can request. Residential uses are allowed but they have to meet the use standards. Staff recommends approval of the request.

Drew Dinger with Halff Associates represented the request.

The Chairman opened the public hearing for comments.

- Chris Peterson – against request.
- Chris Boyett – against request.
- Jackie Snead – against request.
- Angie Lipe – against request.
- Jenni Skarsten – against request.
- Jose Valdez – against request.

The public hearing was declared closed.

Commissioners and staff discuss some of the concerns.

Motion by McClure, second by Andrade to recommend the request to City Council for approval as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC FORUM

REPORTS

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:42 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 August 5, 2025 at 6:44 P.M. The meeting was called to order by Commissioner Kevin Jensen.

ROLL CALL

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

ACTION ON MINUTES

Motion by Jensen, second by Burnett, to approve 7/15/25 Board of Adjustment minutes as presented.

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

APPROVED

NEW BUSINESS

a. Leister Variance

Requesting a variance from the Unified Development Code at 6601 S. Silverthorne Lane in the T3.1 (Neighborhood-Very Intensity) zoning district.

Deputy Director of Planning Joe Rexwinkle stated that the applicant is requesting a variance to allow encroachment on setbacks in three small areas. The stated hardship is that the applicants home sits at an angle on the property, therefore, any additions to the home would cross into the setbacks. The intent of the addition proposed to the home is to allow for more functional space to care for elderly parents. The applicant believes the request aligns with the intent of the code. They state that the addition will maintain functionality and aesthetics while remaining consistent with the scale and appearance of neighboring properties. Encroachment on the setbacks is very minor in both places, allowing the spirit and intent of the code to still be met. Staff recommends approval of the request.

Michael Leister stated the house is angled on the lot and limits expansion options.

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 Commissioner Burnett adjourned the meeting at 6:51 p.m.

Approved by vote of the Board of Adjustment on:

Kevin Jensen, BOA Secretary