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 19, 2025 at 5:36 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, 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 August 5, 2025 Planning Commission meeting minutes as presented.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

PUBLIC HEARINGS
Old Business
None.

New Business
i. Inicio Rezone
A rezone subject to standard review at 504 & 511 S. B Street from the T5.2 (City Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

Planner Nicholas Little noted the request is to downzone from T5.2 to T4.1 in the Downtown City Center. A right-of-way vacation was approved at City Council on 8/12 that allotted a portion of adjacent vacated right-of-way to the subject property, that area is included in this rezone request. The requested zone would be less urban and more restricted from a use and development standpoint than the current T5.2 zoning. The proposed zoning is compliant with the Future Land Use Map and all notification requirements have been met. Staff recommends approval of the request.

Stephanie Funk represented the request.

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

Commissioner's and staff discuss the permitted uses and standards in T5.2 and T4.1.

Motion by Jensen, second by McClure to recommend the request to City Council for approval as presented.
Voice Vote: 7 – Yes, 1 – Abstained (Cicioni). *Motion carried.*
APPROVED.

ii. St. Vincent Rectory Rezone
A rezone subject to standard review at 1300 W. Cypress Street from the T3.1 (Neighborhood Very Low Intensity) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

Planner Christina Moore noted the subject property is in the Neighborhood Fabric placetype and the request is to rezone to T4.1. Moore compares the permitted uses and zoning standards in T3.1 and T4.1. Staff recommends approval of the request.

Josh Lane represented the request.

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

Commissioners and staff discuss the request.

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

PUBLIC FORUM

REPORTS
Planner Zachery Birdsong stated that staff is proposing a few changes to the sign code that was recently passed in July. Most of the changes are typos or grammar changes but the most substantive change is adding back that the Common Signage Plan would go through Planning Commission.

Planning Deputy Director Joe Rexwinkle stated that the commissioners need to vote on members to form a Policy Committee. Staff would send out a survey to determine meeting days and times once the members were chosen.

Motion by McClure, second by Cicioni to appoint Hannah Cicioni, Isaac Stevens, and Ezequiel Tovar as members of the Policy Committee.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

ADJOURN
There being no further business, the Chair adjourned the meeting at 6:06 p.m.

ATTEST: **APPROVED:**

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Derek Burnett, Secretary Steve Lane, Chairman

DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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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 19, 2025 at 6:44 P.M. The meeting was called to order by Commissioner Cicioni.

ROLL CALL

Board members attending: Isaac Stevens, Kevin Jensen, and Ed McClure.

ACTION ON MINUTES

Motion by Jensen, second by Cicioni, to approve 8/5/25 Board of Adjustment minutes as presented.
Voice vote: YES - Unanimous ***Motion carried***
APPROVED

NEW BUSINESS

a. Massco Dental Variance

Requesting a variance from the Unified Development Code at 1506 N. 2nd Street in the HC (High Commercial) zoning district.

Planner Nick Little stated that the applicant is requesting a variance from Sec. 4.7.15., to allow the use Freight, Logistics and Storage in HC zoning within 250’ of an arterial or collector street, or any mixed-use street or boulevard typology and from Table 4.5.A. to allow a 10’ encroachment into the 30’ exterior yard setback for HC zoning. The stated hardship for the use standard variance from Sec. 4.7.15 for Freight, Logistics and Storage is that the business has nowhere else to expand their building, other than toward the minor arterial-collector intersection of N 2nd and W Easy Streets, because of the floodplain on the western portion of the site. The existing business is already located less than 250’ from that intersection. The stated hardship for the HC setbacks variance is rooted in the same cause. The applicant points to the western portion of the lot is unbuildable due to the floodplain, leaving the southeastern portion of the lot as the only feasible location for expansion. In order to build the size and shaped building the applicant’s wish, a variance would be required for the encroachment of the exterior yard/front setback. Staff recommends approval of both request.

Chase Henrichs stated the world drains from southeast to northwest there, and a third of the property is covered in either floodway or floodplain. We are very limited on what portion of the property we can actually develop on, and the owners wish to expand the business by adding a building.

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 Stevens to approve the request.
Voice Vote: Unanimous – Yes. ***Motion carried.***
APPROVED

b. Thrasher Investments Variance
Requesting a variance from the Unified Development Code at 2010 W. Walnut Street in the T5.2 (City Medium-Intensity) zoning district.

Planner Zachery Birdsong stated the variance request is for auto service use standard that prohibits the use on corner lots except when the property is zoned highway commercial or light industrial. The property at 2010 W. Walnut is zoned T5.2. The applicant references the shape of the lot as the hardship, sharing that it limits flexibility in the site planning and building orientation. The applicant also states that the nature of the business the land is being leased on necessitates the garage doors for service bays to face outward in order to property function. The applicant believes the request meets the spirit and intent of the code, stating that the site plan will be redeveloped with quality materials and, updated landscaping, and traffic rerouting plan that will improve the flow and safety for vehicles and pedestrians. Staff does not believe there is a site-specific hardship. There are other uses available within this zone that would better conform to the underlying zoning requirements and placetype. The board should take into consideration that allowing this use would likely result in other variances that would need to be approved. In addition, the Midtown City Center Placetype states in its description that "New Developments will add a tight network of streets with ample active transportation facilities, and building and civic spaces that address the street in manner comparable to Downtown Rogers." This layout does not meet this intent.

Present before the board is applicant Leah Thrasher along with her attorney. Leah states her goal is to be allowed to develop the property. She had a proposal from Take 5 to take over or build on her site, but due to the delay in the public hearing, the contract was canceled. She would like to take the property and develop it, into another oil change facility. The proposal would ease traffic of Walnut Street onto 21st Street.

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

Leah Thrasher's attorney asked to be recognized by the board to speak. The attorney, staff, and board discussed the adoption of the UDC and how it affected the use of the property. Leah Thrasher asked the board to table her request.

Motion by Jensen, second by Stevens to table the request until 9/2.
Voice Vote: Unanimous – Yes. ***Motion carried.***
APPROVED

ADJOURN

There being no further business, the Commissioner Burnett adjourned the meeting at 7:05 p.m.

Approved by vote of the Board of Adjustment on:

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Kevin Jensen, BOA Secretary