



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 October 21, 2025 at 5:42 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 Stevens to approve the September 16, 2025 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

CONSENT AGENDA

a. Moffett Rezone

A rezone subject to standard review at 1618 S. Osage Rd. from the T-2(Rural) zoning district to the T3.1 (Neighborhood Very Low Intensity) zoning district.

Staff mentioned Moffett would need to be tabled because the requested zone is not allowed in Neighborhood placetype. A public hearing will still be required since notices were sent out and the ad was published in the paper.

The Chairman opened the public hearing for comments.

- Gary Meeks – asked if only 1618 S. Osage was being rezoned or if other parcels were too. Commissioners and staff clarified that the subject property is the only parcel being rezoned.

The public hearing was declared closed.

Motion by McClure, second by Cicioni to remove Moffett rezone from consent agenda.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

b. CCSM Ventures Rezone

A rezone subject to standard review at 0.96 acres near the intersection at E. Walnut and E. Spring Street from the T4.1 (Neighborhood Medium- Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

The Chairman opened the public hearing for comments.

- Sharon Clark-Will – asked what the use was going to be at the subject property. Commissioners clarified they are only reviewing the rezone not a specific building or business use.

The public hearing was declared closed.

Motion by McClure, second by Cicioni to remove CCSM Ventures rezone from consent agenda.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

Old Business – None

New Business

a. CCSM Ventures Rezone

A rezone subject to standard review at 0.96 acres near the intersection at E. Walnut and E. Spring Street from the T4.1 (Neighborhood Medium- Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

Planner Laural Scates noted the subject property is in the Urban Neighborhood placetype and the applicant is requesting to rezone to T4.2 which would fall under standard review. The requested zoning is between a more intense T5.2 zoning in the downtown city center placetype to the west and the lesser intense T4.1 Neighborhood placetype to the east. Staff recommends approval of the request.

The Chairman re-opened the public hearing for comments. There were no additional comments. The public hearing was declared closed.

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

Voice Vote: Unanimous. Motion carried.

APPROVED.

b. Moffett Rezone

A rezone subject to standard review at 1618 S. Osage Rd. from the T-2(Rural) zoning district to the T3.1 (Neighborhood Very Low Intensity) zoning district.

Planning Deputy Director Joe Rexwinkle stated that the item must be tabled because T3.1 is not an allowed zone in the Neighborhood placetype. The applicant has sent new notices for the 11/4 Planning Commission meeting to request a rezone to T3.2 (Neighborhood Low Intensity).

The Chairman re-opened the public hearing for comments. There were no additional comments. The public hearing was declared closed.

Motion by McClure, second by Cicioni to table the request till the 11/4 Planning Commission meeting.

Voice Vote: Unanimous. Motion carried.

APPROVED.

REPORTS

a. Pattern Zone Presentation

A presentation to discuss pre-approved building plans for residential buildings.

Planner Amber Long introduced the Pattern Zone Program which aims to streamline the review and permitting processes for a range of housing types and by providing insights into development factors.

Matthew Petty and Matthew Hoffman present the programs progress, including the development of a portfolio of building plans. The program aims to provide pre-approved plans that can be used city-wide, making it easier and faster to get building permits. The presentation includes examples of various building plans, such as cottage, single-family homes, and duplexes, highlighting their flexibility and potential for affordable housing.

Commissioners and staff discuss program benefits and support it's potential to improve housing in Rogers.

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:36 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 October 21, 2025 at 5:30 P.M. The meeting was called to order by Chairwoman Cicioni.

ROLL CALL

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

ACTION ON MINUTES

Motion by Jensen, second by McClure, to approve 10/7/25 Board of Adjustment minutes as amended.

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

APPROVED

NEW BUSINESS

a. Andrew Curry for Stephan Barnes Variance

Requesting a variance from the Unified Development Code at 2613 W. Green Acres (Neighborhood Very Low-Intensity) zoning district.

Planner Zachery Birdsong explained the request for a variance from Table 4.5.A Max fence or wall height, to allow a fence that exceeds 4' in height within the exterior yard. The subject property contains a street on both the north and south sides of the property, creating a through lot. Due to this, both north of the residence (the backyard) and the south of this residence (the front yard) of the residence is deemed the exterior yard. This limits the height of a fence to 4' within the backyard of the property. The applicant states that the nature of the property being a through lot creates an undue hardship because it results in the backyard being deemed an exterior yard. He also states that strict enforcement of the code would result in the property having no real private outdoor space. The applicant states that because this is the backyard, there are no lines of sight concerns for traffic. The spirit and intent are therefore still being met. Staff did receive a few phone calls from adjacent property owners inquiring about the nature of the request. There was no opposition of the request expressed. Staff recommends the Board consider the variance to allow a maximum fence height of 7' in the exterior yard. Staff would recommend approval of a max height of 6'.

Applicant Andrew Curry added that this is not a regular situation where the property abuts another residential property. This property abuts the road and includes a swimming pool that is at an elevation, because the slope of the yard that creates a lack of privacy.

Chairwoman Cicioni opened the public hearing for comments.

2611 W. Green Acres Neighbor Mike Brady spoke in favor of the request.

The public hearing was declared closed.

Commissioners, applicant, and staff discuss the request. Commissioner Jensen spoke in favor if the request at six foot around and to treat it like an interior yard.

Motion by Jensen, second by Cicioni to approve the request at six foot around and treat as interior yard.

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

APPROVED

ADJOURN

There being no further business, the Chairwoman Cicioni adjourned the meeting at 5:40 p.m.

Approved by vote of the Board of Adjustment on:

Kevin Jensen, BOA Secretary