



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
June 10, 2021**

MEMBERS PRESENT:

Hunter Fry
Aaron Smith
John Schmelzle
Elizabeth Cisneros
Josh Allen
Hannah Cicioni

STAFF ATTENDING:

John McCurdy, Community Development Director
Lori Ericson, Zoning Administrator
Gloria Garcia, Zoning Technician
Karen Perez, Zoning Technician

Chairman Hunter Fry called the meeting to order at 4:00 pm.

New Board Members Elizabeth Cisneros and Josh Allen were welcomed with appointment by the Rogers City Council on June 8, 2021.

NEW BUSINESS

1. Civic Clerk training

Rogers Records Administrator Jennifer Moore presented information on the city's new Civic Clerk portal for boards and commissions.

2. VAR 21-22: A request by Southgate Shopping Center to allow a common signage plan allowing roof signs at 1606-1714 S. 8th Street in the C-2 (Highway Commercial) zoning district and in the city's Overlay District.

Zoning Tech Gloria Garcia presented the staff report:

- The request is similar to a variance approved recently for the Quarter Shopping Center on Walnut Street.
- Common signage plan allowing roof signs

- Signs for maximum of 102 sf for building A, 112 sf for building C and 623 sf for building B.
- Smallest tenant space would be allowed 18 sf., with largest tenant space allowed 161 sf.
- Applicant cites the age of the development, with windows covering much of each tenant's frontage and roof signs since 1967.
- Proposal would allow tenants to obtain permits without individual variances if the sign meets the common signage plan proposal.
- Staff recommends approval.

Applicant John Sporleder, owner of both the Quarter Shopping Center and the Southgate Shopping Center, said that since the BOA approved the common signage plan variance for the Quarter Shopping Center, he's had several tenants be able to obtain sign permits without any issues. He said the center's distance from S. 8th Street make the roof signs the only option.

Fry opened the public hearing. There were no public comments and the hearing was closed.

Cicioni noted the proposal was a comprehensive plan that makes sense. She said the success of the previous common signage plan makes it a seamless procedure for the tenants and the city staff.

Motion by Cicioni to APPROVE the variance. Second by Schmelzle.

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

APPROVED

3. VAR 21-23: A request by Robert Caster for Payne Construction to allow a reduced side setback in the R-SF (Residential Single Family) zoning district at 8703 W. Hackberry Road in the Scissortail Subdivision.

Zoning Tech Karen Perez presented the staff report:

- Side setbacks for Scissortail phase 1 establishes the side setback at 7.5 feet for the single-family lots.
- The site plan provided proposes a reduction of the 7.5-foot side setback to 7 feet for an existing home.
- In September 2020 a building permit was issued for the home to be built 7.5 feet from the eastern side. It was built one-half foot encroaching into the side setback.
- Since this is an existing structure, staff recommends approval.
- If approved, a recorded setback/easement reduction survey will be required.

Fry asked for comment from the applicant. Surveyor Rob Caster said the staff report "said it all."

Fry opened the public hearing. There were no public comments and the hearing was closed.

Josh Allen clarified the difference in zoning regulations and the subdivision final plat, with staff explaining that setbacks are sometimes reduced for developments with more greenspace or other amenities.

Motion by Schmelzle to APPROVE the variance request as amended. Second by Cicioni.
Voice vote: YES – Unanimous **Motion carried**
APPROVED

ACTION ON MINUTES

Previous minutes: May 13, 2021

Motion by Schmelzle to accept the minutes for the May 13, 2021 meeting of the Board of Adjustment as presented. Second by Smith.
Voice vote: YES - Unanimous **Motion carried**
APPROVED

OTHER BUSINESS

Zoning Administrator Lori Ericson requested the Board appoint a new secretary. Former Secretary Roger Clark's position was expired and a new BOA member was appointed. Ericson suggested that new Board Member Josh Allen might consider appointment since he lives within a block of the Rogers City Hall.

Board members discussed the appointment with Allen questioning the duties and appearing to agree to the position. Staff vowed to support him in the duties.

Motion by Ciconi to nominate Josh Allen as the BOA secretary for the remainder of 2021.
Second by Schmelzle.
Voice vote: YES - Unanimous **Motion carried**
APPROVED

ADJOURNMENT

Meeting adjourned at 4:32 pm.

As recorded by:

Lori Ericson
Zoning Administrator
Community Development Department
City of Rogers

Approved by vote of the Board of Adjustment on: July 8, 2021