

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on April 4, 2017 at 4:30 P.M. The meeting was called to order by Chair Don Spann. Those in attendance were led in the Pledge of Allegiance.

MEMBERS PRESENT:

Commissioners Dennis Ferguson, Kevin Jensen, Myra Moran, Mark Myers, Don Spann and Eriks Zvers. Commissioners Tony Noblin and Mike Shupe were absent.

OTHER OFFICIALS PRESENT:

City Clerk Peggy David, Community Development Director John McCurdy, Senior Staff Attorney Jennifer Waymack, Project Engineers Dylan Cobb, City Planners Lori Ericson and Ethan Hunter, Fire Marshall Bill Rumsey, Water Utilities Engineer Stephen Ponder, Councilmembers Jerry Carmichael, Barney Hayes and Mark Kruger.

ACTION ON MINUTES:

(March 21, 2017)

Approved.

Motion by Jensen, second by Ferguson to approve the minutes of the March 21, 2017 meeting as submitted.

Voice vote: Yes - Unanimous. ***Motion carried.***

REPORTS OF BOARDS AND STANDING COMMITTEES:

Chair announced that due to the resignation of Commissioner Barney Hayes who was the Secretary of the Planning Commission, a nomination for a new secretary needs to be made.

Approves **Eric Zvers** as Secretary of the Planning Commission, replacing Barney Hayes, who resigned.

Motion by Jensen, second by Myers to nominate Eric Zvers as Secretary of the Planning Commission.

Voice vote: Yes - Unanimous. ***Motion carried.***

Community Development Director John McCurdy requested the commission consider revising the schedule of uses to for the following items:

- To allow Multifamily (density limited by height restrictions) in Mixed-Use

Structures by right in C-2, C-3, C-4, O and R-O

- To allow Indoor Venues for Commercial Assembly, Recreation and Entertainment in the C-2 and C-4 zoning districts by right and require a Conditional Use Permit for outdoor venues.

McCurdy said the idea is to allow multifamily within a mixed use structure. An example would be the White Oak Station at New Hope and Promenade where there are condos above the gas station. Under the current code this type of use would not be allowed and we should encourage this type of use. For the indoor venues of commercial assembly would include event centers and both of these go along with what we are trying to do in the DRDC, and would apply only in those specific zones citywide.

Commissioners questioned whether there would be any requirements as to where the multifamily would be allowed such as at street level or second floor and above.

Commissioners also discussed whether the indoor venue would include adult only uses.

McCurdy said the list of uses for indoor venues would be billiard parlors, pool halls, card rooms, or gun clubs.

McCurdy said there have been several requests recently from people wanting to open arcades, banquet halls and these types of uses, which we want to encourage and do not want it to be burdensome.

Approves changes in the **Schedule Of Uses** for **C-2, C-3, C-4, O and R-O** zoning districts **to allow multifamily on the second floor and above** (density limited by height restrictions) in mixed-use structures **by right**.

Motion by Jensen, second by Myers to change the schedule of uses for C-2, C-3, C-4, O and R-O zoning districts to allow multifamily on the second floor and above (density limited by height restrictions) in mixed-use structures by right.

Approves changes in the **Schedule Of Uses for Commercial Assembly, Recreation and Entertainment** in the **C-2 and C-4** zoning districts to allow indoor venues **by right** and require Conditional Use for outdoor venues

Roll call: Unanimous – Yes. ***Motion carried.***

Motion by Jensen, second by Zvers to approve a change in the schedule of uses for Commercial Assembly, Recreation and Entertainment in the C-2 and C-4 zoning districts to allow indoor venues by right and require Conditional Use for outdoor venues. Roll call: Unanimous – Yes. ***Motion carried.***

Commissioner Mark Myers reported the Large Scale Development Committee had met to review the Large Scales for Domino’s Pizza, At Home, and Cheyenne Building.

CONSENT AGENDA:

Motion by Myers, second by Jensen to move the Large Scale Development Plans for Domino’s Pizza, At Home, and Cheyenne Building to the Consent Agenda. Voice vote: Unanimous – Yes. ***Motion carried.***

Approved.

Motion by Jensen, second by Myers to approve the Consent Agenda as submitted. Roll call: Unanimous – Yes. ***Motion carried.***

OLD BUSINESS:

(Agenda Item #1)
LSDP, Domino’s Pizza, an 1,800-sf restaurant at 5092 W. Northgate Road, in the C-2 (Highway Commercial) zoning district.

Approved on the Consent Agenda

PUBLIC HEARINGS:

(Agenda Item #1)
A request by Alexandra Galleur for a Conditional Use to allow daycare (general) at 1019 W Cypress Street in the R-O (Residential Office) zoning district.

Bill Watkins, representing Alexandra Galleur, said this location, a former Mercy Medical Clinic, has been vacant for almost ten years and has ample parking available.

There were no comments either for or against the conditional use permit.

The Public Hearing was declared closed.

Approved.

Motion by Jensen, second by Zvers to approve the conditional use permit as requested.

Voice vote: Unanimous – Yes. ***Motion carried.***

(Agenda Item #2)

A request by Camp War Eagle, Inc. for a Conditional Use Permit to allow commercial assembly, recreation, and entertainment at 905 S 13th Street in the N-R (Neighborhood Residential) zoning district.

Scott Richards, representing Camp War Eagle said this location is being requested for this year’s summer program until their permanent site can be opened next year. The hours of operation would be 7:30 a.m. until 3:30 p.m. Monday thru Friday beginning in June until August. There will be 80 children for each two-week session throughout the summer. There will be a drop-off site where parents will be directed.

There were no comments from anyone in the audience either for or against the conditional use permit request.

The Public Hearing was declared closed.

Approved.

Motion by Myers, second by Jensen to approve the Conditional Use Permit as requested.

Voice vote: Unanimous – Yes. ***Motion carried.***

(Agenda Item #3)

A request by Mark Weidler for a Conditional Use Permit to allow retail sales and commercial assembly, recreation, and entertainment at 2254 N. 2nd Street in the I-1 (Light Industrial) zoning district.

Ron Hudnall, representing the owner, presented the conditional use permit request.

Hudnall said this would be a retail location as well as an industrial use, but because of the I-1 zoning this type of use is only allowed conditionally.

There were no comments from anyone in the audience either for or against the conditional use permit request.

The Public Hearing was declared closed.

Commissioners discussed that this is an example of what was previously approved for the schedule of uses except the conditional use permit is required because of the I-1 zoning.

Commissioner Jensen asked if a rezoning to C-2 where this type of operation would be allowed by right wouldn't work.

McCurdy said there needs to be a serious discussion on the I-1 zone because it is important to the city and we need to preserve the I-1 zone for industrial uses.

Approved.

Motion by Myers, second by Jensen to approve the conditional use permit as requested.

Voice vote: Unanimous – Yes. ***Motion carried.***

NEW BUSINESS:

(Agenda Item #1)

LSDP, At Home, a 108,490-sf retail building planned at 3551 S. 27th Street, in the C-2 (Highway Commercial) zoning district

Approved on the Consent Agenda

(Agenda Item #2)

LSDP, Cheyenne Building, an 18,275 sf office building at 3724 S. Pinnacle Hills Parkway, in the R-O (Residential Office) zoning district.

Approved on the Consent Agenda.

There being no further business, the meeting adjourned at 5:00 P.M.

ATTEST:

APPROVED:

Eric's Zvers, Secretary

Don Spann, Chair