



COMMUNITY DEVELOPMENT
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ROGERS PLANNING COMMISSION MINUTES

The **Rogers Planning Commission** met for an online public meeting on February 16, 2021 at 5:00 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

Commissioners Mandel Samuels, Rachel Crawford, John Schmelzle, Dennis Ferguson, Kevin Jensen, Mark Myers, Don Spann, and Eriks Zvers were present.

ACTION ON MINUTES

Motion by Myers, Second by Crawford to approve the February 2, 2021, Planning Commission meeting minutes as presented.

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

Approved.

REPORTS FROM STAFF

City Planner Ethan Hunter provided details on participation instructions for those in the audience.

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

This committee did not meet.

DEVELOPMENT REVIEW COMMITTEE —

Crawford reported that three items were reviewed by the committee:

1. **LSDP: Everest Multifamily**

This item was recommended for Commission approval with a note that it was eligible to be placed on the consent agenda.

2. **LSDP: Sterling Bank**

This item was recommended for Commission approval with the following actions:

1. Approve VARIANCE from Sec. 14-709(h) from the requirement to provide 53 parking spaces.
2. Approve VARIANCE from Sec. 14-709(i) from the requirement to provide a loading space.

3. **VAR: Janacek Pre-LSDP Variance**

This item was recommended for denial by the Commission.

CONSENT AGENDA

1. LSDP: Everest Multifamily

A request to allow the construction of a 45-unit condominium development and paved driveways on 4.08± acres in the RMF-12A (Residential Multifamily, 12 units per acre, rentals, with Density Concept Plan), zoning district.

Motion by Zvers, Second by Spann to move this item to the consent agenda.

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

Item placed on consent agenda.

Motion by Zvers, Second by Ferguson to approve the consent agenda.

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

Consent agenda approved.

OLD BUSINESS

PUBLIC HEARINGS

1. RZN: Can-Ark Diamond Realty Holdings, LLC

A request to rezone 6.82 ± Acres to the SE of W Shores Rd. and S. 60th St. from the A-1 (Agricultural) zoning district to the R-SF (Residential Single-Family) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Samuels asked if the applicant representative was available and Daniel Ellis and Taylor Lindley spoke on behalf of the applicant.

Samuels opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Crawford, Second by Jensen to approve as presented.

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

Recommended for City Council approval.

2. RZN: Ironwood Rezone

A request to rezone 0.32 ± acres at the NW corner of W. Persimmon and N. 6th St. from the R-DP (Residential Duplex and Patio home) zoning district to the NBT (Neighborhood Transition) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Samuels asked if the applicant representative, Jared Marley was available to answer questions and Marley stated he was and spoke on behalf of the applicant.

Samuels opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Zvers, Second by Jensen to approve as presented.

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

Recommended for City Council approval.

3. RZN: HVM Construction, Inc.

A request to rezone 2.29 ± acres to the SE of the intersection of 46th St. and Olive St. from the R-O (Residential Office) zoning district to the C-3 (Neighborhood Commercial) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Samuels asked if the applicant representative, Bill Watkins was available, and Watkins stated that he that he was available and spoke on behalf of the applicant.

Hunter requested for clarity on the area to be rezoned and Ellis answered that 2.29 acres were being requested to be rezoned and matched the legal description submitted with the request.

Samuels opened the public hearing for comments.

John Babyar of 3505 W. Margaret Pl. voiced his opposition of the request.

Carrie Smith of 1200 N. Mallard Ln. in Whispering Timbers Subdivision voiced concern about the property being developed into apartments and voiced that other types of businesses would be favorable at this location.

There were no further comments. The public hearing was declared closed.

Samuels clarified that emails regarding this item had been received and reviewed by the commission.

Samuels asked if there were any additional comments from staff or commissioners.

Motion by Crawford, Second by Myers to approve as presented.

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

Recommended for City Council approval.

4. ALTSIGN: Sterling Bank

A request by Sterling Bank to consider an Alternative Sign request at 1101 S. 52nd St. in the C-2 (Highway Commercial, Overlay) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Samuels asked if the applicant representative, Daniel Ellis was available, and Ellis stated that he that he was available to address any questions or comments and spoke on behalf of the applicant.

Samuels opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Samuels asked if there were any additional comments from staff or commissioners.

Spann inquired as to how much this deviated from the sign ordinance and Ellis responded that normally a pylon sign would not be allowed and the Alternative Sign application was being undertaken as a result of this and elaborated on the project.

Motion by Spann, Second by Myers to approve as presented.

Voice Vote: YES – Samuels, Crawford, Schmelzle, Ferguson, Myers, Spann, Zvers. NO – Jensen. **Motion carried.**

Approved.

NEW BUSINESS

1. LSDP: Sterling Bank

This request is to allow the construction of a 16,000-SF building and paved parking lot on 2.38± acres in the C-2 (Highway Commercial) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report and emphasized that all requirements of the previously approved Alternative Sign item needed to be met.

Motion by Zvers, second by Myers, to approve the request as recommended by committee and under the condition that all site amenities from the Alternative Sign Program proposal be included in the Large-Scale plans.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Approved.

2. VAR: Janacek Pre-LSDP Variance

A request by the applicant requests to increase the front build-to-zone for their property at 1880 S. 26th St. from 5' to 30' up to 5' to 42' in the C-3 Zoning District prior to Large Scale Approval.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Samuels stated that this came out of committee with a recommendation for denial and asked if there were further comments or questions from commissioners. There were none.

Schmelzle commented that he voted “No” during the Development Review Committee meeting

Samuels entertained a motion.

Motion by Zvers, second by Myers, to deny the request as recommended by committee.
Roll Call Vote: YES – Unanimous. **Motion carried.**
Denied.

There being no further business, Samuels adjourned the meeting at 5:46 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman