



COMMUNITY DEVELOPMENT
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ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for an online public meeting on March 2, 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 Jensen, Second by Zvers to approve the February 16, 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 one item was reviewed by the committee:

1. LSDP: The Source

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

1. Approve WAIVER of Sec. 14-44 from requiring a 4.5-ft greenspace.

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. RZN: Reina Sosa

A request to rezone 4.41 ± acres located at 2038 S. Old Wire Rd. from the A-1 (Agricultural) zoning district to the R-DP (Residential Duplex and Patio home) 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 Reina Sosa represented herself as 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.

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

Recommended for City Council approval.

2. RZN: Jeanne Hickman

A request to rezone 19.42 ± acres located at 701 W. Hudson Rd. from the C-2 and R-DP (Highway Commercial: Residential Duplex and Patio) zoning districts to the C-2 (Highway 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, Chris Bakunas, was available to answer questions and Bakunas 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 Myers, Second by Ferguson to approve amending the Comprehensive Growth Map to designate the subject property as Access Corridor.

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

Recommended for City Council approval.

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

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

Recommended for City Council approval.

3. CUP: Hounds Lounge

A request for a Conditional Use Permit to allow Animal Boarding and Animal Grooming NE of the intersection of W Chastain Xing and S. 43rd St. in the R-O (Residential Office; PUD) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

For the record, Samuels reiterated that this request was only for the use of “Animal Grooming” and the use of “Animal Boarding” was not being considered during this request and that the conceptual illustration included with this request was not being considered and would only be considered during the Large-Scale review process.

Samuels asked if the applicant representative, Hunter Haynes was available, and Haynes stated that he that he was available 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 Myers, Second by Spann to approve as presented for the Conditional Use of “Animal Grooming” only.

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

Approved.

NEW BUSINESS

1. LSDP: The Source

A request to allow the construction of a 16,350-SF building and paved parking lot on 1.75± acres at 4505 W. Poplar St. in the C-2 (Highway Commercial) zoning district.

Samuels introduced the item and noted that it came out of Committee with a unanimous recommendation for approval subject to the associated waiver.

Motion by Zvers, second by Myers, to approve the request as recommended by committee.

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

Approved.

There being no further business, Samuels adjourned the meeting at 5:21 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman