



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for an online public meeting on April 20, 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, Jorge Andrade, Derek Burnett, Kevin Jensen, Steve Lane, Mark Myers, and Eriks Zvers were present.

ACTION ON MINUTES

Motion by Zvers, Second by Myers to approve the April 6, 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 —

There were no items discussed.

DEVELOPMENT REVIEW COMMITTEE —

There were no items discussed.

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. RZN: Cobblestone Developments

A request to rezone 12.89 ± acres located between W. Pleasant Grove Rd. and S. Bellview Rd. from the A-1 (Agricultural) zoning district to the N-R (Neighborhood Residential) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Burke Larkin, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments.

Don Bell of 5537 S. Bellview Rd. spoke against this item.

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

Motion by Crawford, Second by Myers, to amend the Rezone request to rezone the subject location from A-1 to N-R.

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

Recommended for City Council approval.

2. CUP: Casey's General Store

A request for a Conditional Use Permit to allow the use "Convenience Store with Gas Sales" located at 3757 W. New Hope Rd. 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.

Applicant representatives, Doug Melton, Jonathan Woche, and Shannon Girard, were available to introduce the item and explain the request.

Commissioners discussed with the applicant how the condition recommended by staff could be achieved. McCurdy and Hunter clarified the staff recommendation and answered questions about the potential timing of the recommended rezone to C-3.

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

Girard confirmed that Casey's wished to move forward with the CUP request with the Condition that Casey's apply to Rezone from C-2 to C-3 prior to obtaining a Certificate of Occupancy, per McCurdy's comments.

Motion by Crawford, Second by Myers, to approve the Conditional Use with the following condition:

1. Applicant must apply for Rezone to C-3 prior to issuance of a Certificate of Occupancy.

Roll Call Vote: Andrade, Burnett, Crawford, Jensen, Lane, Myers, Samuels, Schmelzle, Zvers. **Motion carried.**

Approved.

3. CUP: Caliber Collision

A request for a Conditional Use Permit to allow the use “Vehicle/Equipment Repair and Installation” located on the East side of S. Bellview Rd. and S. Side of Ajax Ave. intersection 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.

Applicant representative, Dirk Thibodeaux, was available to introduce the item and explain the request.

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

Motion by Myers, Second by Crawford to deny this request as presented.

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

Denied.

4. CUP: Jeanne Hickman

A request for a Conditional Use Permit to allow the uses “Marine Sales, Rentals, and Service” and “Vehicle Storage” located at 701 W. Hudson Rd. 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.

Applicant representative, Chris Bakunas, was available to introduce the item and explain the request.

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

Motion by Myers, Second by Jensen to approve with the following conditions:

1. The “Vehicle Storage” use shall not occupy the designated floodplain on this property.
2. Development shall be screened and buffered from the adjacent residences to the east by providing:
 - 6-ft masonry/block wall
 - 20-ft landscape buffer with evergreen trees that are 8-ft tall at time of planting and provide a solid screen

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

Approved.

5. CUP: Paragon Steam, LLC

A request for a Conditional Use Permit to all the use “Vehicle Washing” at 2203 S. Promenade Blvd. the C-2 (Highway Commercial) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Daniel Aguirre, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments.

David Faulkner, the Senior General Manager of Pinnacle Hills Promenade at 2203 S. Promenade Blvd. spoke in support of this item.

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

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

Roll Call Vote: YES – Burnett, Crawford, Myers, Samuels, Zvers; No – Andrade, Jensen, Lane, Schmelzle.

Motion carried.

Denied.

NEW BUSINESS

ADJOURN

There being no further business, Samuels adjourned the meeting at 6:38 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman