

MINUTES

The **Rogers Planning Commission** met for an online public meeting following on September 15, 2020 at 5:00 P.M. The meeting was called to order by Chairman Eriks Zvers.

MEMBERS PRESENT:

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

OTHER OFFICIALS PRESENT:

Community Development Director John McCurdy, City Engineer Lance Jobe, City Planner Ethan Hunter, Planner III Beth Johnson, Planner II Kyle Belt, Planning Administrator Lori Ericson, Staff Attorney Bonnie Bridges, and other city staff and officials.

ACTION ON MINUTES:

Motion by Jensen, second by Spann to approve the minutes of the September 1, 2020 as presented. Voice Vote: Unanimous - Yes. ***Motion carried.***

APPROVED

REPORTS FROM STAFF:

City Planner Ethan Hunter explained the Zoom online meeting process, noting that only the Commissioners and needed staff are shown on the screen, attendees are not shown and are muted until recognized by staff. He explained the “raise hand” option for attendees online and by phone.

REPORTS OF BOARDS AND STANDING COMMITTEES:

PLANS & POLICIES COMMITTEE —

Jensen reported that the Plans & Policies Committee met earlier and discussed three upcoming city code changes that will impact interstate billboards, pole signs, and fencing. The goal is to provide feedback in the early stages of staff revisions to the code. No official code changes were presented and no formal action was taken, he said.

DEVELOPMENT REVIEW COMMITTEE —

Zvers noted the Committee did not have time to meet and the one item set for review will be discussed in regular session

CONSENT AGENDA:

None

OLD BUSINESS:

None

PUBLIC HEARINGS:

Zvers explained the Public Hearing process and asked those commenting to limit their time and try not to repeat concerns.

- 1. A request by Crafton Tull representing Magnolia Dog Grooming Facility for a Conditional Use Permit to allow “Animal Grooming” on 1.82 acres at the southeast corner of the S. 43rd Street and W. Chastain Crossing in the R-O/PUD (Residential Office, Planned Unit Development) zoning district.**

Zvers introduced the item and called for a staff report.

Hunter said the request is to allow use “Animal Grooming,” which is conditional in the R-O zoning district. The subject property is zoned correctly per the Comprehensive Growth Map, as R-O is an allowed zoning district in the Commerce Corridor Growth Designation. The proposed use is compatible with adjacent property and appropriate location. Staff recommended approval as presented.

Engineer Daniel Ellis, Crafton Tull, said he had nothing to add other than the fact that the grooming facility will be next to an animal clinic.

Chairman Zvers opened the public hearing and asked if anyone in attendance wanted to speak in favor or opposed to the request.

There were none.

The public hearing was declared closed.

Commissioners questioned if boarding would also be allowed. Ellis said there would be no outside boarding of animals. Hunter said the grooming use allows up to 48 hours of boarding.

Motion by Schmelzle, second by Jensen to approve the Conditional Use Permit as presented.

Roll Call: YES-Unanimous **Motion carried**

APPROVED

- 2. A request by Sunil Panchal to rezone property at 706 W. Olrich Street from C-2 (Highway Commercial) to the I-1 (Light Industrial) zoning district.**

Zvers introduced the item and called for a staff report.

Hunter said the request is consistent with the Comprehensive Growth Map. I-1 is an allowed zoning district in the Employment Center Growth Designation and is appropriate at this location, between I-2 to the east and the commercial intersection to the west. Staff recommended approval.

Zvers asked if Mr. Panchal were present. Hunter said he did not see him present on the Zoom meeting.

Chairman Zvers opened the public hearing and asked if anyone in attendance wanted to speak in favor or opposed to the request.

There were none.

The public hearing was declared closed.

Commissioners discussed the location and surrounding zoning. Commissioner Myers said he would prefer to table the request since the applicant wasn't present. O

Motion by Jensen, second by Samuels to recommend the rezone to the City Council for approval as submitted.

Roll Call: YES-8, No-1(Myers) *Motion carried*

APPROVED

3. A request by Mark Valdez to rezone property at 1504 and 1600 W. Walnut Street from R-SF (Residential Single Family) to the C-2 (Highway Commercial) zoning district.

Zvers introduced the item and called for a staff report.

Hunter said the request is consistent with the Comprehensive Growth Map and C-2 is an allowed zoning district within the Access Corridor Growth Designation. Staff recommended approval.

Chairman Zvers opened the public hearing and asked if anyone in attendance wanted to speak in favor or opposed to the request.

- John "Bruce" Applegate, trustee of estate for 1604 and 1608 W. Walnut – expressed favor for the rezone.

The public hearing was declared closed.

Applicant Mark Valdez was called but was not present to represent the request.

Commissioner Crawford questioned the staff findings, stating she was confused by the staff findings that it was appropriate per the Comprehensive Growth Map but inconsistent with surrounding properties. Hunter noted a recent change in the CGM changed the designation to Access Corridor. Jensen said the property wouldn't be zoned residential if requested today.

Motion by Jensen, second by Ferguson to recommend the rezone to the City Council for approval as submitted.

Roll Call: YES-8, No-1(Myers) *Motion carried*

APPROVED

NEW BUSINESS:

1. LSDP Culver's, a 4,310-sf restaurant and 3,500-sf commercial building at 4204 W. New Hope Road in the C-2 (Highway Commercial) zoning district and the city's Overlay District.

This request is to allow the construction of a 4,310-sf building and a 3,500-sf building and paved parking lot on 1.66+ acres. The proposed development plans meet all City requirements except for the requested waivers and variances. Staff recommended approval including approval of the following:

- waiver of Sec. 14-482(a) requiring a 6-foot greenspace and 10-foot sidepath along W. New Hope Road.
- variance from Sec. 14-285(2) from the Overlay District requirement for a 75-foot front setback,
- variance from Sec. 14-285(4) from the Overlay District requirement to provide a landscape area along the side and rear yards that is no less than 10 feet deep from the property line.

Commissioners discussed the project and the fact that they had approved a large-scale project for this site previously that had expired prior to development.

Engineer Daniel Ellis, Crafton Tull, said the project needs all the same waivers and variances approved with the previous project.

Motion by Noblin, second by Jensen to approve the LSDP as presented including approval of the requested variances and the waiver.

Roll Call: (YES-Unanimous) ***Motion carried***

APPROVED

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

ATTEST:

APPROVED:

Rachel Crawford, Secretary

Eriks Zvers, Chairman