

**MINUTES**

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on July 2, 2019 at 4:30 P.M. The meeting was called to order by Chairman Kevin Jensen. Those in attendance were led in the Pledge of Allegiance.

**MEMBERS PRESENT:**

In addition to Chairman Kevin Jensen, Commissioners Rachel Crawford, Mark Myers, Tony Noblin, Mandel Samuels, Mandel Samuels, and Don Spann. Commissioners Dennis Ferguson, John Schmelzle and Eriks Zvers did not attend.

**OTHER OFFICIALS PRESENT:**

Planning Administrator Lori Ericson, City Planner Ethan Hunter, Planning Tech Gloria Garcia, City Engineer Lance Jobe, Assistant City Engineer Dylan Cobb, Staff Attorney Bonnie Bridges, Asst. Fire Chief B.J. Hyde, Fire Marshal Joseph Jerabeck, RWU Engineer Stephen Ponder, and Councilmember Mark Kruger.

**ACTION ON MINUTES:**

June 18, 2019  
**APPROVED**

Motion by Noblin, second by Spann, to approve the minutes of the meeting.  
Voice vote: Unanimous - Yes. **Motion carried.**

**PUBLIC COMMENT PERIOD:**

Jensen asked if there were any public comments on items not on the agenda. There were none.

**REPORTS FROM STAFF:**

Ethan Hunter asked the Commission to place an issue on the agenda for DCP revisions for the Fitzroy planned multifamily development. He said the staff would like confirmation the revisions are considered minor enough for staff approval.

**APPROVED**

Motion by Spann, second by Samuels to place the DCP revision question at the end of the agenda.  
Voice Vote: Unanimous – Yes. **Motion carried.**

**REPORTS OF BOARDS AND STANDING COMMITTEES:**

**PLANS & POLICIES COMMITTEE:**

Jensen reported the Committee did not meet.

**DEVELOPMENT REVIEW COMMITTEE:**

Samuels reported the Development Committee had met, reviewed three agenda items and recommended all three be placed on the Consent Agenda with action recommendations as follows:

1. **APPROVE** the LSDP for Venture Park, a 21,585-sf office building at 5911 W. Venture Park Boulevard in the C-2 (Highway Commercial) zoning district.
2. **TABLE** the SSDP for Big M Ranch, an expansion of multiple buildings totaling 1600-sf of new floor area at 1300 S. 3<sup>rd</sup> Street in the I-1 (Light Industrial) zoning district.
3. **APPROVE** a Lot Split for Valley West Phase 2, a 17-lot townhouse development on N. Valley West Drive in the RMF-8A (Residential Multifamily, 8 units per acre, ownership) zoning district.

**APPROVED**

Motion by Samuels second by Spann, to place the items as recommended by the Committee on the Consent Agenda.

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

**CONSENT AGENDA:**  
**APPROVED**

Jensen asked for a motion on the Consent Agenda as proposed.

Motion by Samuels second by Spann to approve the Consent Agenda.

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

**OLD BUSINESS:**

1. **Lot Split, Valley West Phase 2, a 17-lot townhouse development on N. Valley West Drive in the RMF-8A (Residential Multifamily, 8 units per acre, ownership) zoning district.**

Moved and **APPROVED** on the Consent Agenda.

- 2. **SSDP, Big M Ranch, an expansion of multiple buildings totaling 1600-sf of new floor area at 1300 S. 3<sup>rd</sup> Street in the I-1 (Light Industrial) zoning district.**

Moved and **TABLED** on the Consent Agenda.

**PUBLIC HEARINGS:**

- 1. **A request by Mathias Shopping Centers Inc. for a Conditional Use Permit to allow warehousing and storage at 1702 W. Industrial Drive in the C-2 (Highway Commercial) zoning district.**

Engineer Joe Fifer, Crafton Tull, said he did not have proof of certified mail and asked that the item be tabled.

Chairman Jensen said the Commission would hold the public hearing prior to tabling. He asked if anyone in the audience wanted to speak in favor or against the request. There were none. The public hearing was declared closed.

**APPROVED**

Motion by Spann, second by Myers, to table the request.

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

- 2. **A request by Miami Indian Cabinet Shop for a Conditional Use Permit to allow warehousing and storage at 1706 W. Industrial Drive in the C-2 (Highway Commercial) zoning district.**

Engineer Joe Fifer, Crafton Tull, said he also did not have proof of certified mail and asked that the item be tabled as well.

Chairman Jensen asked if anyone in the audience wanted to speak in favor or against the request. There were none.

The public hearing was declared closed.

**APPROVED**

Motion by Spann, second by Crawford, to table the request.

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

**NEW BUSINESS:**

- 1. **A request by the McLain Group to modify the Conditional Use Permit (18-13) for Speedy Splash Car Wash at 300 W. Hudson Road in the C-2 (Highway Commercial) zoning district.**

Jeff Ramming, representing the McClain Group in Fayetteville, explained the issue is simply a name change for the previously issued CUP.

**APPROVED**

Motion by Spann, second by Myers, to approve the request for modification of the Conditional Use Permit.

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

**2. LSDP, Venture Park, a 21,585-sf office building at 5911 W. Venture Park Boulevard in the C-2 (Highway Commercial) zoning district.**

Moved and **APPROVED** on the Consent Agenda.

**3. DCP Revision, a request by staff to confirm planned changes to the Fitzroy DCP are considered minor and may be approved at Planning Staff level.**

The approved DCP layout for the planned multifamily development on S. 26<sup>th</sup> Street was displayed along with the planned layout, which shows the buildings in the same locations but turned around. Hunter said the change seemed relatively minor to staff, but confirmation from the Commission was requested.

Commissioners discussed the planned building changes, agreeing the density was not changing, and the structures will not be any closer to the residential property on the north side of Laurel.

**APPROVED**

Motion by Myers, second by Noblin, to approve the designation of the planned changes as “minor” and allow the staff to approve.  
Voice Vote: Unanimous. ***Motion carried.***

There being no further business, Chairman Jensen adjourned the meeting at 5:12 p.m.

**ATTEST:**

**APPROVED:**

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Mandel Samuels, Secretary

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Kevin Jensen, Chairman