

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on July 16, 2019 at 5:00 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, Dennis Ferguson, Mark Myers, Mandel Samuels, John Schmelzle, Don Spann and Eriks Zvers. Commissioners Tony Noblin did not attend.

OTHER OFFICIALS PRESENT:

Community Development Director John McCurdy, City Engineer Lance Jobe, Planning Administrator Lori Ericson, City Planner Ethan Hunter, Planner III Beth Treat, Planning Tech Gloria Garcia, Staff Attorney Bonnie Bridges, Asst. Fire Chief B.J. Hyde, Fire Marshal Joseph Jerabeck, RWU Engineer Stephen Ponder, Councilmembers Jerry Carmichael and Mark Kruger.

ACTION ON MINUTES:

July 2, 2019

APPROVED

Motion by Myers, second by Zvers, to approve the minutes of the July 2, 2019 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:

None

REPORTS OF BOARDS AND STANDING COMMITTEES:

PLANS & POLICIES COMMITTEE:

Jensen reported the Committee had met and discussed two items on the agenda. The request by D&C Holdings was recommended to be tabled, and the revised Density Concept Plan requested for The Park at Olive was recommended for approval.

DEVELOPMENT REVIEW COMMITTEE:

None

CONSENT AGENDA:

Jensen stated there was no items on the consent agenda.

OLD BUSINESS:

None

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, engineer with Crafton Tull, represented the request stating the site is zoned C-2 and they’re planning an office/warehouse use. He noted that two other buildings in the development have the same use. He said the hours of operation will be similar to any retail establishment.

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 Myers, second by Schmelzle, to approve the request by Mathias Shopping Centers, Inc. to allow “Wholesaling, Distribution, and Storage” at the subject location.

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 this request is for property two lots over from the previous Conditional Use Permit request, and for a similar use.

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 Ferguson, second by Myers, to approve the request by Miami Indian Cabinet Shop to allow “Wholesaling, Distribution, and Storage” at the subject location as presented.

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

- 3. **A request by D&C Holdings, LLC to rezone 410 N. 13th Street from C-2 (Highway Commercial) to the RMF-12A (Residential Multifamily, 12 units per acre, ownership) zoning district, and accept the accompanying Density Concept Plan.**

Bill Watkins, attorney, asked that the issue be tabled to allow the applicant to work with the staff on the Density Concept Plan to resolve city concerns. If that can’t be accomplished, he said the applicant will withdraw the request.

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 Schmelzle, second by Ferguson, to table the request as presented.

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

- 4. A request by The Park at Olive to consider a revised Density Concept Plan at 806 N. 16th Street in the RMF-18B (Residential Multifamily, 18 units per acre, rentals) zoning district.**

Patrick Foy, engineer with Morrison Shipley, explained that the project plan was approved previously by the Commission, but some of the plans have changed. Elevations and plans to combine some of the offered amenities with those in Phase 1 and alterations to the elevations.

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.

Jensen noted the recommendation to approve by the Plans & Policies Committee. Myers said elements of the new proposal are consistent with the original Density Concept Plan or minor changes, and the revised DCP should be approved.

APPROVED

Motion by Myers, second by Spann to accept DCP as presented for the request by The Park at Olive to rezone 8.57 acres at 802 N 16th Street from RMF-18B to RMF-18B.

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

Jensen said the revised DCP will go before the Rogers City Council for final approval.

- 5. A request by 1st Street Neighborhood Storage for a Conditional Use Permit to allow warehousing and storage on 4.27 acres on S. 1st Street, south of E. New Hope Road in the C-2 (Highway Commercial) zoning district.**

Dave Burris, architect, thanked the Commission for agreeing to rehear the request after it was previously denied. Burris said the property hasn't been developed mainly because of the lack of visibility and frontage along the main roads. He noted the primary users of the storage facility will include residents and local businesses that need storage for items and, therefore, he said, it makes sense to allow it in the Neighborhood Commercial zoning area.

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.

The Commission discussed the buffering that would be required if the property were zoned C-3 (Neighborhood Commercial), which is what the city's Comprehensive Growth Map indicates for that property.

Burris argued the need for such storage in a residential neighborhood and the community-minded nature of the planned development. He displayed a video showing what the development would look like next to the residential neighbors.

Myers questioned if the use would be appropriate in the Neighborhood Center and argued for opaque screening. He said a retaining wall would be needed to support the trees along the south property line next to the residential development. He suggested a more permanent fence than wood, possibly wrought iron on the east with evergreen landscaping on both the south and east. He said he wasn't as worried about screening to the west and north.

Myers and Burris discussed whether a retaining wall would be needed or not. Ferguson questioned if the details being discussed might be best to hammer out during the large scale process

McCurdy said the Commission can't require more than the LSDP code allows. He suggested the Commission's motion be to accept the plan as presented, which includes bufferyards and additional screening.

Crawford suggested the hours might be limited and not allowed 24 hours per day.

APPROVED

Motion by Myers, second by Spann, to grant the Conditional Use Permit with the following conditions:

- Approve as presented
- Hours limited to 5 a.m. to 11 p.m. at

night

- Screening to the south with evergreens and to the east evergreens with wrought iron fencing
- The required screening if it were C-3 to the north and the west

Voice Vote: 7-1 – Yes. (Zvers, No) ***Motion carried.***

6. A request by Michael Villegas to rezone 1316 S. 4th Street from N-R (Neighborhood Residential) to the NBT (Neighborhood Transition) zoning district.

Mike Villegas said the plan is to tear down the existing structure and rebuild as a duplex.

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 Zvers, second by Myers, to recommend for City Council approval the request by Michael Villegas to rezone property located at 1316 S. 4th Street to the NBT zoning district as presented.

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

7. A request by Bradley Godwin to rezone 742 N. 5th Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.

Ethan Hunter said the applicant had not provided proof of public notice and requested to table.

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 Myers, second by Zvers, to table the request due to the lack of proof of public notice. Voice Vote: Unanimous – Yes. ***Motion carried.***

NEW BUSINESS:

None

There being no further business, Chairman Jensen adjourned the meeting at 5:48 p.m.

ATTEST:

APPROVED:

Mandel Samuels, Secretary

Kevin Jensen, Chairman