

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on October 1, 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, Mark Myers, Tony Noblin, Mandel Samuels, John Schmelzle, and Eriks Zvers. Don Spann and Dennis Ferguson 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, Planner III Jessie Masters, Planner I Christopher Robinson, Planning Tech Gloria Garcia, Staff Attorney John Pesek, Deputy Fire Chief BJ Hyde, and Councilmembers Mark Kruger and Jerry Carmichael.

ACTION ON MINUTES:

September 17, 2019

APPROVED

Motion by Schmelzle, second by Zvers, to approve the minutes of the September 17, 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:

City Planner Ethan Hunter introduced newly hired Planner III Jessie Masters.

REPORTS OF BOARDS AND STANDING COMMITTEES:

PLANS & POLICIES COMMITTEE:

The Committee discussed and recommended the proposed changes to the schedule of uses for the Neighborhood Residential zoning district be placed on the Consent Agenda. The changes reflect code revisions associated with the recently approved Cottage Court/Cluster Housing ordinance, Jensen said, adding that it was in form of a motion. He then questioned if he could make the motion and suggested it come from a commissioner.

APPROVED

Motion by Schmelzle, second by Noblin, to place the issue on the Consent Agenda. Voice vote: Unanimous - Yes. ***Motion carried.***

DEVELOPMENT REVIEW COMMITTEE:

Zvers reported the Development Committee had met and recommended one large-scale development

request be placed on the Consent Agenda for approval as follows:

LSDP, Promenade Commons, a 144,000-sf, four-story apartment building on 4.12 acres at 750 S. Promenade Boulevard in the RMF-31B (Residential Multifamily, 31 units per acre, rental) zoning district.

- Approve a waiver of Sec. 14-604(c) for connectivity requirements from east/west along the south driveway.
- Approve a waiver of Sec. 14-228(30) from dedicating additional right-of-way along the west side of the development along S 45th Street.
- Deny a waiver of Sec. 14-606 from upgrading the 5 foot sidewalk along Promenade Blvd to a 10 foot wide sidewalk.
- Deny a waiver of Sec. 14-228(30) and Sec. 14-606 to dedicate a 20 foot right-of-way and build improvements along the future Trail along W Walnut Creek Parkway per the Master Street Plan.
- Approve a variance from Sec. 14-703(g)(5) for the requirement to not exceed 70% impervious area for the total lot area.

APPROVED

Motion by Zvers second by Myers, to place the large-scale project on the consent agenda subject to the waivers as recommended by the Committee. Voice Vote: Unanimous – Yes. ***Motion carried.***

CONSENT AGENDA:
APPROVED

Jensen asked for a motion on the Consent Agenda as proposed. Motion by Zvers, second by Samuels to approve the Consent Agenda. Roll Call: Unanimous – Yes. ***Motion carried.***

OLD BUSINESS:

None

PUBLIC HEARINGS:

- 1. A request by Sayed Amirirad for a Conditional Use Permit to allow vehicle/equipment sales and rentals at 4601 W. Walnut St. in the C-2 (Highway Commercial) zoning district.**

Sayed Amirirad, applicant, explained the plan to sell cars only, no repairs on the gas station property, which he said is owned by a relative.

Chairman Jensen asked if anyone in the audience wanted to speak in favor or opposed to the request. There were none. The public hearing was declared closed.

Commissioner Samuels questioned the number of vehicles planned for sale. Amirirad said he planned to have 10 to 11 cars for sale. Commissioners also discussed the site plan and where the cars will be placed for sale – along the east and north sides of the parking lot. Amirirad said the parking lot is already striped for the parking.

APPROVED

Motion by Myers, second by Noblin, Move to approve the request by Sayed Amirirad to allow “Vehicle/Equipment Sales and Rentals” with the condition that it be limited to 10 vehicles and those vehicles be placed in striped parking spaces.
Voice Vote: Unanimous ***Motion approved.***

- 2. **A request by Speede Lube for a Conditional Use Permit to allow vehicle/equipment repair and installation at 307 W. Hudson Rd. in the C-2 (Highway Commercial) zoning district.**

Tom Cole with Speed Lube stated that the oil change business had been there for years and this request reflects a change in ownership only.

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 Speede Lube to allow “Vehicle/Equipment Repair and Installation” located at the subject location as presented.
Voice Vote: Unanimous – Yes. ***Motion carried.***

- 3. **A request by Peter and Lan Vu to rezone 107 N. 30th St. from a mix of the C-2 (Highway Commercial) and R-SF (Residential Single Family) zoning to the R-SF (Residential Single Family) zoning district.**

Andy Vu, speaking for his parents, said the plan is to change the property to be completely residential and eliminate the commercial zoning.

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 Noblin, to recommend for City Council approval the request by Peter and Lan Vu to rezone 1.65 acres at 107 N. 30th Street to the R-SF zoning district.
Roll Call: Unanimous – Yes. ***Motion carried.***

NEW BUSINESS:

1. LSDP, Promenade Commons, a 144,000-sf, four-story apartment building on 4.12 acres at 750 S. Promenade Boulevard in the RMF-31B (Residential Multifamily, 31 units per acre, rental) zoning district.

Moved and APPROVED on the Consent Agenda.

2. A change in the schedule of uses for the N-R (Neighborhood Residential) zoning district to reflect code revisions associated with the recently approved Cottage Court/Cluster Housing ordinance.

Moved and APPROVED on the Consent Agenda.

There being no further business, Chairman Jensen adjourned the meeting at 5:10 p.m.

ATTEST:

APPROVED:

Mandel Samuels, Secretary

Kevin Jensen, Chairman