

MINUTES

The **Rogers Planning Commission** met for *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, February 2, 2010 at 4:30 P.M. The meeting was called to order by Chairman Jim White. Those in attendance were led in the Pledge of Allegiance.

MEMBERS PRESENT:

Commissioners Chad Campbell, James Gosserand, Susan Mills, Ron Shelby, Mike Shupe, Don Spann, and Jim White. Absent were Mark Myers and David Thrasher.

OTHER OFFICIALS PRESENT:

Director of Planning and Transportation Steve Glass, City Planner Derrel Smith, Assistant City Planner Lori Stone, Deputy City Attorney Jim Clark, Administrative Assistance Donna Johnston, Water Utility Engineer Mark Johnson, and Council Members Larry Daniel, Bob Goodwin and Betsy Reithemeyer.

ACTION ON MINUTES:

(January 19, 2010)

Motion by Mills, second by Campbell to approve the minutes of January 19, 2010 as submitted. Voice Vote: Unanimous **Motion carried.**

REPORTS OF BOARDS AND STANDING COMMITTEES:

City Planner Smith reported the public hearings for the Master Street Plan and Master Trail System were held. Smith said they will probably not take this to the February 9 City Council meeting because of ordinance deadlines. Smith said they should have everything ready for the February 23 Council meeting.

PUBLIC HEARINGS:

(Agenda Item #1)

Request by NWA Center for Non-Profits at St. Mary's to Rezone 10.07 Acres at the Southeast Corner of 13th

Bill Watkins represented this rezoning request. Watkins said this rezoning request is to simply allow the Benton County Health

Street and West Walnut from C-2 (Highway Commercial) to the CU-C2 (Highway Commercial Condominium) Zoning District.

Department to own their space rather than rent the space.

Commissioner Mills asked if there are covenants. Mr. Watkins said another attorney is creating a horizontal property regime. Watkins said he was not familiar with what the horizontal property regime would cover.

Commissioner Campbell asked the square footage for this property. Betsy Reithemeyer, Non-Profit Center Director, said the property was 24,000 sq. ft.

No one spoke in favor or in opposition to this rezoning request.

The Public Hearing was declared closed.

APPROVED.

Motion by Shupe, second by Gosserand to recommend this rezoning request to City Council for approval. Spann abstains. Roll Call Vote: Unanimous. **Motion Carried.**

NEW BUSINESS:

(Agenda Item #1)
Request by Sand Creek Engineering For a Waiver from the Large Scale Review Process for a Recreation Trailhead and Parking Lot in Metro Park North.

Ken Booth represented this large scale waiver request. Booth said they were working on the City trailhead for the Horsebarn Trail at the intersection of 52nd and Horsebarn Road. Booth said there will be a parking lot, restrooms, open air pavilion and playground equipment.

Commissioner Shelby asked for a definition of a rain garden. Booth said it is a planted collection basin.

Commissioner Shupe asked if any trees would be removed on this plan. Booth said there is one sycamore across the creek that is

deceased that will be taken out and one elm where the bridge crosses the creek that will be removed. Booth said they will plant enough new trees to cover the two they are removing. Commissioner Shelby said the plans show the existing root systems to stay. Booth said they are leaving those in to not weaken the soil and help with stabilizing the bank.

Large Scale Committee has met and recommends waiving the large scale review process subject to the following conditions:

1. Drainage improvements must be completed and certified by the engineer of record, Sand Creek Engineering, with all ditches and basins solid-sodded, concrete-lined, or underground conduit installed prior to issuance of a Certificate of Occupancy. Erosion control methods must be used during construction.
2. Construction debris must be cleared from all stormwater structures and verified by a site inspection from the Planning Department prior to issuance of a Certificate of Occupancy.
3. All signs will require separate permits.
4. Landscaping must be installed prior to issuance of a Certificate of Occupancy. Minimum size of shrubs is five gallons, for shade trees it is 2 ½" B & B, and for ornamental trees it is 1 ½" B & B.
5. Interior sidewalks must be installed prior to issuance of a Certificate of Occupancy.
6. An elevation certificate must be provided to the Floodplain Administrator and Building Official prior to issuance of a

building permit for the restrooms. A final elevation certificate must be provided prior to issuance of a Certificate of Occupancy.

7. Engineer to schedule a pre-construction meeting with the Rogers Planning Department prior to issuance of a grading permit. All Phase 1 erosion control must be installed prior to the pre-construction meeting and a reduced set of construction plans (11" x 17") will be required.
8. The person financially responsible for the project must obtain a grading permit including a copy of the NOI, a copy of the Stormwater Pollution Prevention Plan, and a copy of the Grading and Erosion Control Plan.
9. All parking lots and drives must be hard surfaced.
10. The entire facility must comply with the requirements of the Americans with Disabilities Act of 1990.
11. All water and sewer plans must be approved by the Rogers Water Utility Department prior to construction. **THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.**

APPROVED.

Motion by Shelby, second by Gosserand to waive the large scale review process for the recreation trailhead and parking lot in Metro Park North subject to the conditions listed. Voice Vote: Unanimous. **Motion carried.**

There being no further business the meeting was adjourned at 4:40 P.M.

ATTEST

APPROVED

Susan Mills, Secretary

Jim White, Chairman