

**MINUTES**

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, June 2, 2009 at 4:30 P.M. The meeting was called to order by Chairman Don Spann. Those in attendance were led in the Pledge of Allegiance.

**MEMBERS PRESENT:**

Commissioners Dan Brown, Chad Campbell, James Gosserand, Ron Shelby, Mike Shupe, Don Spann, David Thrasher, and Jim White. Absent was Mark Myers.

**OTHER OFFICIALS PRESENT:**

City Planner Derrel Smith; Assistant City Planners Candy Anderson and Lori Stone; Deputy City Attorney Jim Clark; Administrative Assistant Donna Johnston; Water Utility Engineer Mark Johnson; Assistant Fire Marshal Bill Rumsey; and Main Street President Kerry Jensen.

**ACTION ON MINUTES:**

(May 19, 2009)

**APPROVED.**

Commissioner Brown said that the spelling of “Roca” on page 7183 in paragraphs one and two of the consent agenda should be changed to “Rocha”.

Motion by Brown, second by Thrasher to approve the minutes of May 19, 2009 as corrected. Voice Vote: Unanimous. **Motion carried.**

**REPORTS OF BOARDS AND STANDING COMMITTEES:**

City Planner Smith stated last week City Council saw a presentation concerning a downtown revitalization project. Smith said we are proposing to pull the bricks out of the intersections, keeping the bricks that are salvageable, putting a patterned concrete in the intersections, building crosswalks, landscaping islands, and installing handicap ramps to make them ADA compliant. Smith said we are looking at the intersections because they are getting a lot of stress through the turning movements of the vehicles. The bricks were

installed over 100 years ago and cars did not weigh what they do now. There is no inventory of bricks to use for repair. Smith said this will be done at eight intersections from Walnut to Cherry, 1<sup>st</sup> through 2<sup>nd</sup>. Smith said the preliminary estimate is \$65,000 per intersection; however, it will be after design is completed and bids are opened that we have actual costs. Smith said we would like to forward a recommendation on this revitalization project from this body to City Council at the next Council meeting.

Main Street Rogers President Kerry Jensen said once a week those in the downtown area and those interested in the downtown area meet for coffee. At one of these meetings, Mayor Womack stated he would like to see improvements on the intersections if we could come up with a concept plan. Jensen said Main Street Rogers does a golf tournament each year to raise funds for improvements to downtown. Jensen said you can see some of those improvements with the Frisco Stage and pocket parks. Jensen said this year we partnered with CEI Engineering to do the concept design for presenting these improvements to the Mayor. Jensen said our streets are part of the National Register and by redoing the intersections we will not invalidate that designation. Jensen said in some areas, this will create a safer environment. At some intersections it is almost impossible to see existing stop signs because SUV-type vehicles are parked in the parking space near the stop sign. Jensen said we will also be able to put people in the crosswalks for a shorter distance. Jensen said he has been approached about selling the broken bricks which could be a revenue source for this project. Jensen said the entire sections City Planner Smith discussed will encompass the historic district.

Commissioner Brown asked if we are having problems with these bricks are we comfortable enough that we will have enough bricks to do the crosswalks? Brown said it is his understanding some of the bricks are already crumbling. Brown said it may be less expensive to not have the hand labor involved and go ahead and do the crosswalks in the patterned concrete as well in a different color to get the differential you are looking for.

Main Street President Jensen said he had received that same suggestion and they would be looking at this possibility. Jensen said they estimated 50% of the bricks they take out will be good. Commissioner Brown said those bricks could be used for future street repair. Jensen said these improvements will improve the ambience and soften the look of downtown. Jensen said heritage tourism is one of the fastest growing areas of tourism. Merchants downtown are buying plaques to put on their buildings that will tell the history of the buildings through the current persons in the building. Jensen said we are looking at putting some kind of markers in the intersections that would tell about the history of the downtown area. Jensen said we are working with the Roger Historical Museum on this. Jensen asked the merchants from downtown who are in favor of this revitalization project to please stand. Jensen said the time from start to finish should take about 14 months with each intersection taking about one month and they will need time on the front end to complete the surveying. Jensen said they will also coordinate with all the downtown events to make sure nothing they are doing will impede those events.

Holt Holyfield, no address given, asked to speak to the Commission concerning this project. Chairman Spann acknowledged Mr. Holyfield's request. Holyfield wanted to know if this

concept plan has not been approved, why are surveys being done downtown. Holyfield said there is a sign at 8<sup>th</sup> and Walnut that says “Historic Rogers Downtown”. These bricks have been here for at least 80 years, they were laid by an artist, and now you want to create a pseudo affect as well as spend a half million dollars. Holyfield called this project municipal vandalism. Holyfield said if you pass this request you will be thought of as the same sort of people who let the bulldozer hit the Rogers Depot. Holyfield said anyone new to this area would remember the brick streets once they had driven in the downtown area. Holyfield asked that the \$500,000 be used to repair the intersections. Holyfield said Rogers had spent all their money west of downtown for developer driven projects. Holyfield said he and his mother walk regularly downtown. They often sit on the bench at Elm Street between 2<sup>nd</sup> and 1<sup>st</sup> and see the former Rogers City Hall and Rogers Medical Center rotting down as well as empty buildings that would also be rotting down if they were not so soundly built. Holyfield said many of our former businesses are no longer downtown. Holyfield said one of the downtown improvements is the stage that now blocks a street and is seldom used. Holyfield appealed to the Commissioners to think about what they were doing.

**APPROVED.**

Motion by Thrasher, second by Campbell to recommend this intersection concept improvement to City Council for approval. Shupe Disqualifies. Roll Call Vote: Yes – Brown, Campbell, Gosserand, Shelby, Spann, Thrasher, and White. **Motion carried.**

Large Scale Committee has met and would like to create a Consent Agenda by moving item no. 1 under old business for the large scale waiver for Crossland Construction’s one-story parking deck at 1800 South 52nd to the consent agenda

subject to the condition that the lot line adjustment/easement release plat must be recorded prior to issuance of a building permit. Under new business, Large Scale Committee would like to move to the Consent Agenda item no. 2 for the six-month time extension for the A. Tenenbaum large scale development plan at 3459 North Arkansas Street, and item no. 3, request by Quinton Hilburn to allow an existing gravel parking lot to be used for equipment storage at 315 East Locust, subject to the owner modifying the existing chain link fence with protective slats to act as a screen and that the gravel parking lot must be paved within six (6) months from the date a Certificate of Occupancy has been issued for the building.

**APPROVED.**

Motion by White, second by Shelby to move the large scale waiver by Crossland Construction for construction of a one-story parking deck subject to the conditions listed, the request by A. Tenenbaum for a six-month time extension on their large scale development plan, and a request by Quentin Hillburn to allow an existing gravel parking to be used for equipment storage subject to the conditions listed to the consent agenda. Shupe disqualifies. Voice Vote: Unanimous. **Motion carried.**

**APPROVED.**

Motion by Brown, second by Shelby to approve the consent agenda. Shupe disqualifies. Voice Vote: Unanimous. **Motion carried.**

**OLD BUSINESS:**

(Agenda Item #1)  
LSDP Waiver by Crossland Construction for construction of a one-story parking deck at 1800 South 52<sup>nd</sup> Street in the C-2 (Highway Commercial) Zoning District.  
**MOVED TO THE CONSENT AGENDA**

**PUBLIC HEARINGS:**

(Agenda Item #1)

Request by Rodney Snoxhill for a Conditional Use Permit to Operate a Tattoo Parlor at 2403 West Hudson in the C-2 (Highway Commercial) Zoning District.

Mr. Snoxhill represented this request. Snoxhill stated this would be a tattoo and body piercing parlor and would be located beside the Harley Davidson shop in the JLC Plaza.

Jacob Leach, no address given, spoke in favor of this request. Mr. Leach stated he is the manager and artist of this proposed establishment. Leach said they will be moving from an establishment where he has been employed for ten years. Leach said they will not be doing anything medieval, but will be focusing on more bright colors. Leach said there are no residences around this location.

No one spoke in opposition to this conditional use request.

The Public Hearing was declared closed.

Commissioner Gosserand asked what would be the hours of operation and what type of State licensing would be required. Mr. Leach said he is State Health Department licensed and he has had his license since August 1998. They are inspected monthly by the Board of Health. Leach said they are open from noon to 8:00 P.M. during the week. They will probably stay open on the weekend until 10:00 P.M. Leach said all the artists have to go through an apprenticeship which consists of 2,000 hours of log time supervised by the health department and written tests.

**APPROVED.**

Motion by White, second by Shupe to grant this conditional use request for an indefinite period of time. Commissioner Thrasher asked for a roll call vote. Roll Call Vote: Yes- Brown, Campbell, Gosserand, Shelby, Shupe, Spann, and White. No – Thrasher. **Motion carried.**

**NEW BUSINESS:**

(Agenda Item #1)

Request by Cole Mitchell for a Temporary Concession Trailer at 2223 West Walnut in the C-2 (Highway Commercial) Zoning District.

Cole Mitchell represented this temporary trailer request. Mr. Mitchell said he would like the permit for six months.

Chairman Spann asked the hours of operation. Mr. Mitchell said Monday through Thursday we are open from 1:00 P.M. to 10:00 P.M., 1:00 P.M. to 11:00 P.M. on Friday, 11:30 A.M. to 11:00 P.M. on Saturday, and Noon to 9:00 P.M. on Sunday.

Commissioner Campbell asked if this was all ready in operation. Mr. Mitchell said he opened up, but closed it down when he found out he needed a temporary trailer permit. Campbell asked Mitchell if he leased the spot. Mitchell said yes. He has a contract through September to lease the spot. Campbell asked if anyone had been at this location before. Mitchell said he did not think so, but there was someone across the street.

**APPROVED.**

Motion by White, second by Shelby to approve this temporary trailer request for a period of six months. Voice Vote: Unanimous. **Motion carried.**

(Agenda Item #2)

Request by A. Tenenbaum for a Six-Month Time Extension on their LSDP Approval at 3459 North Arkansas Street.

**MOVED TO THE CONSENT AGENDA.**

(Agenda Item #3)

Request by Quentin Hillburn to Allow an Existing Gravel Parking to be used for Equipment Storage at 315 East Locust Street in the C-2 (Highway Commercial) Zoning District.

**MOVED TO THE CONSENT AGENDA.**

There being no further business, motion by Brown, second by Thrasher to adjourn the meeting. Meeting adjourned at 4:58 P.M.

**ATTEST:**

**APPROVED:**

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Chad Campbell, Secretary

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Don Spann, Chairman