

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, July 7, 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, Mark Myers, Ron Shelby, Mike Shupe, Don Spann, and Jim White. Absent was David Thrasher.

OTHER OFFICIALS PRESENT: City Planner Derrel Smith; Assistant City Planner Candy Anderson; Deputy City Attorney Jim Clark; Administrative Assistant Donna Johnston; Water Utility Engineer Mark Johnson; Main Street Director Kerry Jensen; and Council Member Larry Daniel.

ACTION ON MINUTES:
(June 16, 2009)
APPROVED. Commissioner Gosserand stated he did attend the June 16 meeting; however, he was not listed as present or absent in the minutes.

Commissioner Shelby said on page 7198, bottom paragraph, change the word “pans” to “plans”.

Motion by Brown, second by Myers to approve the minutes of June 16, 2009 as corrected. Voice Vote: Unanimous. **Motion carried.**

REPORTS OF BOARDS AND STANDING COMMITTEES: None.

PUBLIC HEARINGS: None.

NEW BUSINESS:
(Agenda Item #1)
LSDP, Colonial Baptist Parking Lot Expansion at 1599 West Olive in the Scott Hood, Crafton, Tull, Sparks & Associates, represented this LSDP. Hood

R-DP (Residential Duplex-Patio)
Zoning District.

stated the Church has requested a waiver to keep the two driveways they currently have. Hood said Brother Clyde Slate, pastor of Colonial Baptist Church, was also present to answer any questions the Commission might have and to talk about why they needed the two drives they currently have.

Brother Slate gave the history of where this Church started and how they ended up where they are located today. Slate said they chose the site on West Olive because it was near downtown and they knew the City desired for new people moving in to develop and keep this area clean. Slate said they minister to a lot of senior citizens in this area, and are trying to make the front of the building more handicap accessible. Slate stated starting Friday, July 10, the Church is opening a Reformer's Anonymous, an addiction program for folks to deal with various addictions. Slate said this is an international program with a 72% to 73% success rate. Slate stated two churches have already moved out of this area with another one set to move in the future. Slate said they want to make this parking lot look nice and fix the drainage. Slate said they had already spent over \$100,000 on the inside of the Church. Slate stated their proposal would not only increase the parking space, but would beautify this area with their proposed landscaping. Slate said their parking load is different from Wal-Mart and Harp's because their traffic is not coming and going. Slate said their traffic is generally on Sundays from 9:00 AM to 12:30 PM and 6:00 PM to 7:30 PM and on Wednesdays from 7:00 PM to 8:30 PM. Slate said the second driveway is important because one drive serves the parsonage at the present time. Slate said they bought the property with the driveway anticipating that it would always be there.

Slate said if we they are not able to maintain the driveway, one option is to go back to plan A and just do whatever minor repairs needs to be done and leave everything else as is. Slate said his understanding is if they do nothing with this project then they will not lose the driveway.

Commissioner Brown said Brother Slate makes a good point about the fact that they can sit and not do anything to the site. Brown said with this plan we are getting some storm water detention that is not there and we are getting an improvement in appearance with the new parking lot and landscaping. Brown said he was willing to trade that for letting them keep the second entrance. Brown said he had visited with Hood about the east and west driveways, and Hood has agreed to take a look at this and try to get some kind of curb radius on the right of way without interfering with the adjoining land owners.

Commissioner Myers asked if the space from the west property line to the building was enough for a fire lane. City Planner Smith said the Fire Department has reviewed these plans. Smith said he was sure they would want this marked for a fire lane.

Large Scale Committee has met and recommends approving this large scale development plan subject to the following conditions.

1. Drainage improvements must be completed and certified by the engineer of record, Crafton, Tull, Sparks & Associates, with all ditches and basins solid-sodded, concrete-lined, or underground conduit installed. 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.
3. All signs will require separate permits.
4. Landscaping must be installed and a three-year guarantee submitted on plant replacement or a letter of credit posted. 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. Provide a landscape plan and chart showing size and type of plants and calculations supporting the number required.
6. The proposed trash dumpster must be screened with a solid-type screening consistent with the architectural style of the building.
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. A perimeter buffer strip shall be temporarily maintained around the disturbed area. The minimum width for the buffer strip is 25' with a maximum width of 40'.

- 10. A truck wash down area must be shown on the plans. A typical detail will be provided by the Planning Department and must be shown on a detail sheet.
- 11. All parking lots and drives must be hard surfaced.
- 12. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.

Large Scale Committee also recommends revising the landscape plan to show minimum shrub size is 5 gallons and repairing/bringing the sidewalk up to match top of existing storm drainage boxes at the tie-in to the storm drainage system and at the one that is approximately 30 feet to the west of the site. Large Scale Committee recommends waiving the Access Management Standards and allowing two accesses.

APPROVED.

Motion by Myers, second by White to approve this large scale development plan subject to the conditions listed. Voice Vote: Unanimous. **Motion carried.**

There being no further business, motion by Brown, second by Gosserand to adjourn the meeting. Meeting adjourned at 4:45 P.M.

ATTEST:

APPROVED:

Chad Campbell, Secretary

Don Spann, Chairman

