

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, August 3, 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:

Commisioners Chad Campbell, James Gosserand, Susan Mills, 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, Project Manager Lance Jobe, Deputy City Attorney Jim Clark, Administrative Assistant Donna Johnston, Water Utility Engineer Mark Johnson, Main Street Director Kerry Jensen, and Council Members Larry Daniel and Marge Wolf.

ACTION ON MINUTES:

(July 20, 2010)

APPROVED.

Motion by Mills, second by Spann to approve the minutes of July 20, 2010 as submitted. Voice Vote: Unanimous.
Motion carried.

**REPORTS OF BOARDS AND
STANDING COMMITTEES:**

City Planner Smith said there will be another public hearing on September 7, 2010 at 4:00 P.M. to look at the proposed 24th Street connection from Laurel Road to Pleasant Grove Road.

Commissioner Shupe asked if there was any action required from the Planning Commission prior to AHTD's public hearing on the eastern corridor. Smith said no and advised that meeting will be held at Heritage High School on August 11, 2010 from 4:00 to 7:00 P.M. Smith said the meeting will be a drop in type meeting.

PUBLIC HEARING:

(Agenda Item #1)

Request by Stockdale Funeral Home for a Conditional Use Permit for Open Display (Monuments) at 2898 West Walnut Street in the C-2 (Highway Commercial) Zoning District.

Mr. Moody represented this conditional use permit request. Moody said their original plan was to place this in the front of the building on Walnut. Moody said when they sent out the legal notices, they also sent a letter asking their neighbors to contact them if they had any concerns. Moody said they received two objections to their original plans and revised their plan to move the display to the west side of the building on 28th Street. Moody provided a drawing of the revised plans to the Commissioners. Moody said the upright monuments would be next to the building and screened to Walnut by the shrubs. The flat monuments will be on the other side of the shrubs and would only be visible if you are standing over them.

Chairman White asked how many monuments would be on display. Moody said four to six uprights and three to four flat monuments.

Commissioner Shupe asked if Iberia Bank responded to their letter. Moody said no but he had talked to the Iberia manager and was told their corporate office would not object to the display.

Commissioner Mills asked if any of the monuments would be placed past the building. Moody said no.

Commissioner Spann asked if the monuments would affect the driveway. Moody said the driveway is used more by the public for a cut through to avoid the light on Walnut and that he does not know what to do about that. Commissioner Shelby suggested putting up cones.

No one spoke in favor or in opposition to this conditional use request.

The Public Hearing was declared closed.

Commissioner Campbell asked if there would be any signs advertising the display. Moody said they might use their existing sign with changeable letters to let the public know monuments are available. Moody said they were doing this as a service to their customers.

APPROVED.

Motion by Thrasher, second by Mills to approve this conditional use request as submitted. Voice Vote: Unanimous.

Motion carried.

NEW BUSINESS:

(Agenda Item #1)

LSDP, Pinnacle Country Club Indoor Tennis Facility at 127 West Champions Blvd. in the RMF-6A (Residential Multi-Family) Zoning District.

Mr. Coover, Coover Consultants, represented this large scale development plan. Coover stated also present today were Mike Hudson, owner of Pinnacle Country Club; Pat Hennessy, General Manager of Pinnacle Country Club; and Nathan Fairchild, Fairchild Construction, the contractor for this facility. Coover said this facility will be built on Pinnacle's property near Rainbow Road and across the street from Rogers Water Utilities' wastewater treatment plant. Coover said there will be four tennis courts and a fitness facility. Coover said landscaping will be done by the Pinnacle staff. Coover said the screening on Rainbow Road will be an existing berm with a jungle of trees on the berm. Coover provided the Commissioners a rendering of the proposed facility

Commissioner Gosserand asked the expected date of completion. Coover said April of 2011.

Large Scale Committee has met and recommends this item be tabled. Commissioner Shelby said we need a better definition on the drainage and landscape. Shelby said we also need good documentation that the growth along Rainbow Road will be maintained. Mr. Coover stated he was not aware of any additional comments by the City. Coover said he thought they had already addressed the comments he had received. Assistant City Planner Anderson said she had emailed the latest comments and provided Mr. Coover that list. Shelby said there are some questions on the drainage report submitted. Those need to be resolved in order to solve the detention. Anderson stated the only drawing that will need to be resubmitted is the landscape plan. Coover stated they will get everything take care of.

TABLED.

Motion by Shelby, second by Mills to table this large scale development plan until the next Planning Commission meeting, August 17, 2011. Voice Vote: Unanimous. **Motion carried.**

There being no further business, the meeting was adjourned at 4:50 P.M.

ATTEST

APPROVED

Susan Mills, Secretary

Jim White, Chairman