

## MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, May 17, 2011 at 4:30 P.M. The meeting was called to order by Chairman Chad Campbell. Those in attendance were led in the Pledge of Allegiance.

### MEMBERS PRESENT:

Commissioners Chad Campbell, Gosserand, Susan Mills, Ron Shelby, Mike Shupe, Don Spann, David Thrasher, and Jim White were present. Commissioner Mark Myers was absent.

### OTHER OFFICIALS PRESENT:

City Clerk Peggy David, Senior Planner Derrel Smith, Director of Planning & Transportation Steve Glass, Deputy City Attorney Jim Clark, Assistant City Planners Candy Anderson and Lori Stone, Water Utility Engineer Mark Johnson, Rogers Main Street Director Kerry Jensen, Fire Marshall Travis Hollis, and City Council members Marge Wolf, Dan Brown, Betsy Reithemeyer and Buddy Wright.

### ACTION ON MINUTES:

(May 3, 2011)

**Approved.**

Motion by Mills, second by Gosserand to approve the minutes of the meeting of May 3, 2011 as submitted.

Voice vote: Unanimous - Yes. ***Motion carried.***

### REPORTS OF BOARDS AND STANDING COMMITTEES:

None.

### OLD BUSINESS:

(Agenda Item #1)

A request by Devang Parmar for a Conditional Use Permit at 2931 W. Walnut St. to operate a self-service storage facility in the C-2 (Highway Commercial) zoning district

Devang Parmar, owner, and Bill Platz, engineer, displayed a photo of new fencing that has been installed and provided a drawing of the building which has been downsized from what was originally requested.

Platz said Parmar does not want to waste this area but would like to provide storage space until the economy bounces back. Access to the storage areas will be from the west for

the smaller single door units and from the north and south for the larger units. Eventually Parmar would like to add more motel space at this site. The small storage building shown in the photo would be removed and the new building would provide units for storage.

Commissioner Spann expressed concern that this is actually a zoning issue not a conditional use permit.

Platz said there is no way that this property could be zoned for this use and that is why the conditional use was requested.

Commissioners discussed the conditional use permit which is tied to the owner of the property and if the property changes hands, the new owner would have to request the conditional use.

Commissioner Thrasher noted, “When this first came in, there were a lot of issues, but those issues have been addressed and I see this as a temporary use with the potential for the building in the C-2 zone to be used for other purposes in the future. The owner is taking a risk and will have to go through the large scale development process which will require additional landscaping, etc. From that perspective, I don’t see why this wouldn’t work. I don’t think it is creating a precedent. If the zoning ordinance allows for a conditional use in C-2 zone for this use, then let’s use it.”

Commissioner Mills asked, “What happens if the adjacent property owner sells and the new owner complains about the storage units?”

Commissioner Thrasher responded, “The adjacent property is zoned C-2 and as long as this is properly screened, it shouldn’t be a problem.”

Commissioner White said when the adjacent property owners, the Coopers, were here their main concern was about screening and that has been addressed.

Commissioner Spann said, “I was concerned at the last meeting about how anyone would back into the storage units with the motel customers parked on the east side of the building. There is 40-feet between the motel and the units, how will the storage building be accessed?”

Parmar responded, the units on the north and south will be larger units where there is room to back into them. The units on the west will be smaller units. There will not be any outside storage of RVs or boats.

**APPROVED.**

Motion by Thrasher, second by Shelby to approve the conditional use permit subject to the applicant going through the large scale development process for the storage building. Roll call: Campbell, Gosserand, Shelby, Shupe, Thrasher – Yes; Mills, Spann and White – No. ***Motion approved.***

**PUBLIC HEARING:**

(Agenda Item #1)

A request by Rogers Iron & Metal to rezone 715 & 717 Arkansas St. and 712, 714 and 716 No. “B” St. from I-1 (Light Industrial) to the I-2 (Heavy Industrial) zoning district

Bill Watkins, attorney for the applicant Rogers Iron and Metal, presented the rezoning request.

Watkins said this rezoning is the first of a five to six year plan for Rogers Iron and Metal to improve and develop their properties. The five buildings will be razed and a new building built which will house the retail customer’s site and the administrative offices with storage for baled aluminum that will improve the appearance of the site.

There were no comments from anyone in the audience either for or against the rezoning.

The Public Hearing was declared closed.

**APPROVED.**

Motion by White, second by Shupe to recommend approval to the city council the rezoning as requested.

Voice vote: Unanimous - yes. ***Motion carried.***

(Agenda Item #2)

A request by Phil Cowan for a Conditional Use Permit to operate a private club at 117 W. Walnut in the C-1 (Central Business) zoning district

This item has been withdrawn by the applicant.

**NEW BUSINESS:**

(A request by Rubianna Fuentes for a temporary concession trailer along the south property line of Southgate Shopping Center in the C-2 (Highway Commercial) zoning district

Ms. Fuentes requested a temporary concession trailer to operate at Southgate Shopping Center for a period of six months to begin as soon as she is approved.

Chair Campbell reported for the record that a letter of support from the owner of Southgate Shopping Center has been received.

**APPROVED.**

Motion by Shupe, second by Spann to approve the temporary concession trailer to begin May 20, 2011 for a period of six months.

Voice vote: Unanimous. ***Motion carried.***

(Agenda Item #2)

A request for a Large Scale Development waiver for a 338 s.f. addition to one of the visitor’s buildings and a 790 s.f. addition to the care center at the Fellowship Bible Church campus on West Pleasant Grove Road

Steve White, representing Fellowship Bible Church, requested waivers for large scale development requirements for additions on two buildings (visitor’s building and care center).

The Large Scale Development Committee reported they had no objections and recommended approval.

**APPROVED.**

Motion by Mills, second by Shelby to approve the two large scale development waivers for the additions as requested.

Voice vote: Unanimous. ***Motion carried.***

There being no further business, the meeting adjourned at 5:01 P.M.

**ATTEST**

**APPROVED**

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James Gosserand, Secretary

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Chad Campbell, Chairman