

## MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, April 21, 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, Don Spann, David Thrasher and Jim White were present. Mike Shupe arrived at 4:33 p.m.

### OTHER OFFICIALS PRESENT:

City Clerk Peggy David, Deputy City Attorney Jim Clark, Senior Planner Derrel Smith, Assistant City Planners Candy Anderson and Lori Stone, Water Utilities Engineer Mark Johnson, and Council members Bob Goodwin and Larry Daniel.

### ACTION ON MINUTES:

(April 7, 2009)

**Approved.**

Motion by Brown, second by Myers to approve the minutes of the meeting of April 7, 2009 as submitted.

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

### REPORTS OF BOARDS AND STANDING COMMITTEES:

None.

### OLD BUSINESS:

### PUBLIC HEARINGS:

None.

### NEW BUSINESS:

(Agenda Item #1)

LSDP Waiver for Crossland Office parking deck in the C-2 zoning District

Erin Rushing, of CEI Engineering, presented the Large Scale Development Plan waiver request for a parking deck on the existing parking lot, which will add about 50 spaces.

Rushing said the 40-ft. easement is in the process of being obtained from Stone Manor

and a lot line adjustment will need to be approved to add the additional property once it is finalized.

Commissioner White asked why the waiver is being requested now, before the closing of the easement property and the lot line adjustment has been approved?

Rushing responded the waiver of the large Scale Development plan would allow time for the closing of the additional property and then the Planning staff could review the plan.

Commissioners expressed concern of approving the waiver without having the proof of ownership of the additional property and lot line adjustment approval.

**Tabled**

Motion by Myers, second by White to table this item until the easement has been acquired and lot line adjustment approved. Voice vote: 7-Yes; 1-No and Commissioner Shupe disqualified himself from the vote.

(Agenda Item #2)

LSDP for Rogers Outdoor Parking Lot including two Temporary office trailers

Bryan Hunt, owner, Chris Davis of Fairchild Construction and Gary Coover of Coover Consultants presented the Large Scale Development Plan for the parking lot.

The Large Scale Development Committee recommended the approval of the Large Scale plan subject to the following conditions:

1. Developer must post a bond for 100% of the proposed improvements prior to issuance of a Certificate of Occupancy for the service department.
2. Provide a copy of the signed agreement with the mall owner prior to issuance of a Certificate of Occupancy for the showroom.

- 3. The temporary trailers would be approved for a period of six months.

**Approved.**

Motion by Myers, second by White to approve the large scale development plan with the temporary trailers for six months. Voice vote: Unanimous. ***Motion carried.***

Senior Planner Derrel Smith reported that the Regional Development Conference held with the City of Bentonville on April 14, 2009 was well attended and successful.

Smith noted that Rogers Planning Commissioner David Thrasher was presented the Planner of the Year Award.

There being no further business, the meeting adjourned at 4:51 P.M.

**ATTEST**

**APPROVED**

---

Chad Campbell, Secretary

---

Don Spann, Chairman