

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, May 19, 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, Mark Myers, Ron Shelby, Mike Shupe, Don Spann, David Thrasher and Jim White were present. James Gosserand was absent.

OTHER OFFICIALS PRESENT:

City Clerk Peggy David, Deputy City Attorney Jim Clark, Senior Planner Derrel Smith, Assistant City Planners Candy Anderson and Lori Stone, Director of Planning & Transportation Steve Glass, Project Engineer Lance Jobe, Water Utilities Engineer Mark Johnson, and Council member Larry Daniel.

ACTION ON MINUTES:

(May 5, 2009)

Approved.

Motion by Brown, second by Shupe to approve the minutes of the meeting of May 5, 2009 as submitted.

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

CONSENT AGENDA:

Commissioner Myers, chairman of the Large Scale Development Committee, reported the committee had reviewed the plan and recommended that the Roca Warehouse item be moved to the Consent Agenda subject to the condition that a cash bond be posted for the sidewalks.

Motion by Myers, second by White to move the Roca Warehouse to the Consent Agenda.

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

LSDP, Rocha Warehouse at 418 So. Arkansas St. in the I-1 (Light Industrial) zoning district

Approved.

Commissioners discussed the cash bond for the sidewalks agreeing that the money would be used to pay for sidewalks in other areas of town, not at this location.

Motion by Myers, second by White to approve the Consent Agenda.

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

REPORTS OF BOARDS AND STANDING COMMITTEES:

Request by Regina Pope to add Animal Boarding Kennel as a Conditional Use in the R-DP (Residential Duplex Patio) zoning district

Regina & John Pope requested the schedule of uses be changed to allow for Animal Boarding Kennel in the R-DP zone in order to expand their business of training police and military dogs at their residence.

John Pope said the storage areas at the back of their property would be designated for the dogs and there are no neighbors adjacent to the property.

Pope said he understood that if the adjacent property was developed it could affect their request.

Commissioners discussed the request agreeing that the schedule of uses could be changed to allow Animal Boarding Kennel as a Conditional Use in the R-DP zone because typically the R-DP zones lots are bigger and could accommodate this use but each request would be judged on its own merit.

Approves changing the schedule of uses to allow for Animal Boarding as Conditional in the R-DP zone.

Motion by Brown, second by Myers to approve the change in the Schedule of Uses to allow for Animal Boarding Kennel as a Conditional Use in the R-DP zone.

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

Commissioner Myers also noted that because of another item on the agenda a consideration to change the schedule of uses to allow second-hand or consignment stores in the C-2 zone should also be decided. It makes sense and would allow the planning staff to determine the usage as long as there is no outside display of goods.

Approves changing the Schedule of Uses to allow by right Second-Hand or Consignment Stores in C-2 zone

Motion by Myers, second by Brown to change the schedule of uses to allow Second-hand sales in the C-2 zone.

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

OLD BUSINESS:

None.

PUBLIC HEARINGS:

(Agenda Item #1)

Request by Dawn Valdez for a Conditional Use Permit to operate a second-hand store at 1500 W. Walnut in the C-2 (Highway Commercial) zoning district

On the recommendation of Deputy City Attorney Jim Clark, the public hearing is not necessary because of the previous vote to allow second-hand stores in a C-2 zone.

(Agenda Item #2)

Request by Walter White for a Conditional Use Permit for vehicle sales & service at 2114 So. 8th St. in the C-2 (Highway Commercial) zoning district

WITHDRAWN BY APPLICANT

NEW BUSINESS:

(Agenda Item #1)

LSDP, Rocha Warehouse at 418 So. Arkansas St. in the I-1 (Light Industrial) zoning district

Moved to the Consent agenda.

(Agenda Item #2)

Request by A. Tenenbaum for a 6-month time extension on their LSDP approval at 3459 No. Arkansas St.

MOVED TO THE JUNE 2ND AGENDA

(Agenda Item #3)

Request by Benton County School of the Arts for a time extension on their portable classrooms

Dr. Hines, Superintendent of Benton County School of the Arts, requested the time extension for the portable classrooms until the buildings could be constructed.

Hines said with the downturn in the economy, the funding for the buildings had fallen through, but the funding is now

available and the buildings should be up by the beginning of the school term 2010-2011.

Commissioners expressed concern that this request is being made and cautioned that this situation is temporary.

Approved until the end of July 2010.

Motion by Myers, second by White to approve the time extension to the end of July 2010.

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

(Agenda Item #4)

Request for a temporary concession trailer at 6th & Hudson, adjacent to Catfish John's in the C-2 (Highway Commercial) zoning district

Alex Soto requested a temporary trailer permit for the location on Hudson Road.

Soto said he had received a six-month temporary trailer permit approval last year, but has leased this new location and is planning to open a restaurant there. This permit would allow him to work at the location and remodel the building for the restaurant.

Approved for six months.

Motion by Myers, second by White to approve the temporary trailer permit for a period of six months.

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

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

ATTEST

APPROVED

Chad Campbell, Secretary

Don Spann, Chairman