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ROGERS PLANNING COMMISSION MINUTES

The **Rogers Planning Commission** met for an online public meeting on February 2, 2021 at 5:00 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

Commissioners Mandel Samuels, Rachel Crawford, John Schmelzle, Dennis Ferguson, Kevin Jensen, Mark Myers, and Don Spann, were present. Samuels noted that Zvers would not be in attendance for this meeting.

ACTION ON MINUTES

Samuels entertained a motion to approve the January 19, 2021 Planning Commission meeting minutes as presented.

Motion by Jensen, Second by Myers.

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

Approved.

REPORTS FROM STAFF

City Planner Ethan Hunter provided details on participation instructions for those in the audience.

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

Samuels reported that one item was reviewed by the committee:

1. RZN: Daniel Keene

This item was recommended for denial but would need to be tabled due to public notification error by the applicant.

DEVELOPMENT REVIEW COMMITTEE —

There were no items up for discussion.

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. RZN: Daniel Keene

A request to rezone 2.06 ± acres located at the SW corner of the intersection of W. Pleasant Grove Rd. and S. 43rd St. from the A-1 (Agricultural) zoning district to the C-3 (Neighborhood Commercial) zoning district.

Samuels introduced the item and requested a staff report and noted that no final action would be taken on this item during the meeting due to public notification error by the applicant, but that a Public Hearing would still be conducted.

Hunter provided a staff report with recommended actions.

Daniel Keene, applicant, explained his request and stated that the intent of this request was to develop a small real-estate sales office on the subject property.

Samuels opened the public hearing for comments. Will Kellstrom, representing the Ridgecrest Subdivision POA, spoke in opposition to the request. Samuels asked if there were additional public comments. There were no further comments. The public hearing was declared closed.

Samuels asked if there were any additional comments from staff or commissioners.

Crawford stated that consideration of this request to amend the Comprehensive Growth Map was important as the current designation allowed zonings districts such as Residential Multifamily, which she believed would create more traffic and complaints than a small office.

Myers voiced opposition and stated that he believed that were this to pass through in its entirety, that the C-3 Zoning district would have a high potential to open up many negative issues.

Crawford asked for clarity if R-O was allowed in this Growth Designation and Hunter confirmed that it was not.

Samuels asked if there were further comments or questions from commissioners. There were none.

Samuels entertained a motion to table this item.

Motion by Myers, Second by Jensen to table.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Tabled.

NEW BUSINESS

There being no further business, Samuels adjourned the meeting at 5:15 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman