

Pea Ridge Planning Commission
Board of Adjustments
March 7, 2023
6:00 p.m.

1. Open Meeting

The March 7th, 2023, Pea Ridge Planning Commission meeting was called to order at 6:00 p.m. by, Chairperson Al Fowler.

2. Roll Call

Chairperson Al Fowler requested roll be taken.

Roll call was taken by Planning Director, Jessica Grady.

Roll Call:

Chairperson Al Fowler - Present

Vice Chairperson Greg Pickens - Present

Secretary Samantha Flint - Present

Commissioner Chris Johnson - Present

Commissioner Dr. Karen Sherman – Present (late arrival)

Commissioner Michael Wilhelm – Present (late arrival)

Commissioner Carlyne Wendel - Present

(Additional attendees are listed on the sign-in sheet)

3. Review Minutes from the February 7, 2023, regular meeting

Commissioner Chris Johnson motioned to approve the February 7th, 2023, Planning Commission minutes.

Vice Chairperson Greg Pickens seconded the motion.

Votes:

Vice Chairperson Greg Pickens - Yes

Secretary Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman - Yes

Commissioner Michael Wilhelm - Yes

Commissioner Carlyne Wendel - Yes

Motion passed unanimously.

4. Announcements

- York Town Developer has changed from TMS LLC to Kenny Creek Development.
- Planning Commission training will be in April. Time and date to be determined.

5. Public Hearing

Chairperson Al Fowler opened the public hearing.

Stated for the record, Vice Chairperson Greg Pickens recused himself while he presented his Home Occupation request.

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- Bear Off-Road – Home Occupation; Greg Pickens; 2105 Gen Franz Sigel Dr.
Greg Pickens stood to present Bear Off-Road home occupation request. The location is 2105 Gen Franz Sigel Dr.. He stated the off-road parts will be ordered and shipped to this location but the installation of parts will be done off site. The off site location in city limits off of It'll Do and Benton County 40. He will not have any employees, no inventory, most of the business will be e-commerce. There were no public comments.
- Blue Mountain Threads –Home Occupation; Jonathon Hawes; 1922 Woodhouse Circle
Jonathan Hawes stood to present Blue Mountain Threads home occupation request. The location is 1922 Woodhouse Circle. His business is resale items, mostly clothing, and he will not have any employees. There were no public comments.
- Epic Life – Conditional Use Permit; Jake McCandless590 S. Curtis Ave.
A request was made to table Epic Life Conditional Use Permit request till the April 4th, 2023 Planning Commission meeting due to remaining certified receipts still needed.
No public comments were made.

6. Old Business

- None

7. New Business

- Bear Off-Road – Home Occupation; 2105 Gen Franz Sigel Dr.
Greg Pickens stood to present Bear Off-Road home occupation request. The location is 2105 Gen Franz Sigel Dr.. He stated the off-road parts will be ordered and shipped to this location but the installation of parts will be done off site. The off site location in city limits off of It'll Do and Benton County 40. He will not have any employees, no inventory, most of the business will be e-commerce. Commissioner Michael Wilhelm motioned to approve the Home Occupancy for Bear Off-Road, located at 2105 Gen Franz Sigel Dr.
Vice Chairperson Greg Pickens seconded the motion.

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Votes:

Vice Chairperson Greg Pickens - abstained

Secretary Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman - Yes

Commissioner Michael Wilhelm - Yes

Commissioner Carlyne Wendel - Yes

Motion passed; 5-yes and 1-abstained

- Blue Mountain Threads – Home Occupation; 1922 Woodhouse Circle
Jonathan Hawes stood to present Blue Mountain Threads home occupation request. The location is 1922 Woodhouse Circle. His business is resale items, mostly clothing, and he will not have any employees.
Commissioner motioned to approve the Home Occupancy request for Blue Mountain Threads, located at 1922 Woodhouse Circle.
Vice Chairperson Greg Pickens seconded the motion.

Votes:

Vice Chairperson Greg Pickens - Yes

Secretary Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman - Yes

Commissioner Michael Wilhelm - Yes

Commissioner Carlyne Wendel - Yes

Motion passed unanimously.

- Epic Life – Conditional Use Permit; 590 S. Curtis Ave.
Epic Life Conditional Use Permit request was tabled till the April 4th, 2023 Planning Commission meeting.
Commissioner Chris Johnson motioned to table.
Commissioner Carlyne Wendell seconded.
Motion passed unanimously.
- Trammell – Lot Split; Scott & Jennifer Trammell; 2496 Christina Circle
Scott & Jennifer Trammell stood to discuss their lot split request, located at 2496 Christina Circle, parcel number 15-10877-000. Tract 1 will be 1.83 acres and Tract

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2 will be 1.50 acres. There is also a 30 ft access and utility easement. The purpose of the lot split is to subdivide the parcel and sell one of the remaining tracts.

Vice Chairperson Greg Pickens motioned to approve the lot split, for parcel number 15-10877-000.

Commissioner Chris Johnson seconded the motion.

Votes:

Vice Chairperson Greg Pickens - Yes

Secretary Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman - Yes

Commissioner Michael Wilhelm - Yes

Commissioner Carlyne Wendel - Yes

Motion passed unanimously.

- Urgent Care – Large-Scale Development; Schumacher Farms at Sugar Creek LLC; 2103 Slack Street

Dillion Bentley, representative from Jorgenson and Associates, on behalf of Schumacher Farms at Sugar Creek LLC stood to speak on the Large-Scale Development request located at 2103 Slack Street. City Engineering and Water Utility comments were addressed. Those comments include using the correct driveway detail for HWY 72, the sidewalk will need to be revised to go around the ARV along HWY 72 outside of the right-of-way but within a pedestrian easement per ArDot, sidewalk must be six feet when attached to a curb, show right-of-way from the centerline of roadway per Master Street Plan, for corner lots there are fronts and two side setbacks, address the downstream facility capacity to ensure it is sufficient to accept water leaving the detention pond, also include this in the drainage study, the post-developed runoff exceeds pre-development rates onto surrounding properties for several storm events and this will require drainage easements from adjacent property owners if there is any increase across their site.

- Master Bike and Pedestrian Plan updates – Regional and Community connectivity

Dustin Phy, with Community Development, and Jessica Grady, Planning Director, presented the most recent draft for the Regional Master Bike and Pedestrian

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Plan updates. The updates are to encourage regional and community connectivity. The request is to recommend the updates to City Council for approval. The updates will be for City Council to amend Resolution 369, to endorse the Northwest Arkansas Regional Bicycle and Pedestrian Master Plan and Adopting the Individual Community Bicycle and Pedestrian Master Plan Encompassed by the City's Planning Area for the City of Pea Ridge. The updates include connectivity from Bella Vista to the Pea Ridge National Military Park and to update several shared uses paved trails, intersections, sidewalks, and on-street bike facilities. If City Council adopts the updates this will open grant opportunities for the city of Pea Ridge.

There were several public comments made, including concerns stated by the Commissioners. Dustin Phy and Jessica Grady stated this is a living breathing document that can be updates as needed. The Commission requested there be a committee created to maximize collaboration efforts with the City Council, Planning Commission, area agencies, and the public.

Commissioner Chris Johnson motioned to recommend the Regional Master Bike and Pedestrian Plan updates for the purpose of grant opportunities.

Vice Chairperson seconded the motion.

Votes:

Vice Chairperson Greg Pickens - Yes

Secretary Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman - Yes

Commissioner Michael Wilhelm - Yes

Commissioner Carolyne Wendel - Yes

Motion passed unanimously.

8. Adjourn

Commissioner Chris Johnson motioned to adjourn.

Commissioner Carolyne Wendell seconded the motion.

Motion passed unanimously.

Respectfully submitted by:

Approved by:

Jessica Grady
Planning Director

Samantha Flint
Planning Commission Secretary