

Pea Ridge Planning Commission
Board of Adjustments
May 2, 2023
6:00 p.m.

1. Open Meeting

The May 2nd, 2023, Pea Ridge Planning Commission meeting was called to order at 6:00 p.m. by, Chairman Al Fowler.

2. Roll Call

Roll call was taken by Planning Director, Jessica Grady.

Roll Call:

Chairperson Al Fowler - Present

Vice Chairperson Greg Pickens - Present

Secretary Samantha Flint - Absent

Commissioner Chris Johnson - Present

Commissioner Dr. Karen Sherman – Present

Commissioner Michael Wilhelm – Absent

Commissioner Carolyne Wendel - Present

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

3. Review Minutes from the April 4th, 2023, Planning Commission Meeting

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Abstained

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – yes

Commissioner Carolyne Wendel – Yes

Motioned to approve passed; Four (4) - Yes; One (1) - Abstained

4. Announcements

- QR Codes for Public Hearing information webpage
- Subcommittees
- Pea Ridge 2nd Saturday city booth
- City Engineer requested to table the Drainage Manual update agenda item
- CARPO certification opportunity

5. Public Hearing

Chairperson Al Fowler closed the Planning Commission meeting and opened the Public Hearing.

- Keller, Michael Trust– 290 Hallack Ln.; Rezone R1 to C1; Parcel # 13-00695-000; 2 acres
Mitzi Taylor, representative for the Michael Keller Trust, stood to speak about the rezone request to go from R1 to C1. The property is currently being used as a rental property. The future purpose is to use the location for commercial space.
No public comments were made.
- J & J Rental Holdings LLC – Jerry Collins; 15615 & 15621 HWY 94 N.; Rezone R1 to C1; Parcel # 13-01012-000; 2.49 acres

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Jerry Collins, the property owner, and Deborah Bowen, representative for the rezone request, stood to discuss the rezone request from R1 to C1, for 15615 & 15621 HWY 94 N. The purpose for the rezone is to list the property as Commercial.

Public Comments:

Mr. Trotter, located at 2206 S. Harvey Wakefield Ave., stood to voice his concerns about the rezone request for 15615 & 15621 HWY 94 N. He does not want noise or light pollution next to his property.

No other public comments were made.

Chairperson Al Fowler closed the public hearing and re-opened the Planning Commission meeting.

6. Old Business

- Keller, Michael Trust– 290 Hallack Ln.; Rezone R1 to C1; Parcel # 13-00695-000; 2 acres
Mitzi Taylor, representative for Michael Keller Trust, stood to speak about the rezone request to go from R1 to C1. The property is currently being used as a rental property. The future purpose is to use the location for commercial space. She went on to state there are commercial properties to the north and adjacent to the west of the parcel. Planning Director, Jessica Grady, stated the issues from last month's meeting, concerning Brent Bone's property, which was rezone from A1 to C1 by Ordinance 393 in 2005. The Pea Ridge Zoning Map correctly reflects this information. Keller's property abuts the Comprehensive Plan for commercial use but does not fall within the Comprehensive Plan for commercial use. It was also confirmed that the Benton County Assessor's office bases their zoning types by use not by the city's adopted zoning map. Vice Chairperson Greg Pickens stated his concerns, if the rezone was approved it would create a potential domino effect of commercial properties on Hallack Lane. He also mentioned he supports commercial properties along Slack Street, but Hallack Lane is not currently able to support commercial at this time.
Commissioner Chris Johnson also had concerns about rezone properties on Hallack Lane and the effects it would have on the surrounding area.
Commissioner Dr. Karen Sherman motioned to deny the rezone at this time, from R1 to C1, for 290 Hallack Lane, based on information presented at both meetings concerning traffic and the impact the rezone would have on the homes in that area.

Commissioner Chris Johnson seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Carolyne Wendel – Yes

Motion to deny passed unanimously.

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7. New Business

- J & J Rental Holdings LLC – Jerry Collins; 15615 & 15621 HWY 94 N.; Rezone R1 to C1; Parcel # 13-01012-000; 2.49 acres
Jerry Collins, the property owner, and Deborah Bowen, representative for the rezone request, stood to discuss the rezone request from R1 to C1, for 15615 & 15621 HWY 94 N. The purpose of the rezone is to list the property as Commercial.
Planning Director Jessica Grady stated the property falls within the Comprehensive Plan for commercial use.
Commissioner Dr. Karen Sherman motioned to approve the rezone from R1 to C1 located at 15615 & 15621 HWY 94 N.
Vice Chairperson Greg Pickens seconded the motion.
Votes:
Chairperson Al Fowler - Yes
Vice Chairperson Greg Pickens - Yes
Commissioner Chris Johnson - Yes
Commissioner Dr. Karen Sherman – Yes
Commissioner Carolyne Wendel – Yes
Motion passed unanimously.
- KKD Inc. – KKD Daycare – Drew Rosser; 910 E. Pickens Road; Large-Scale Development
No representative present.
Commissioner Chris Johnson motioned to table the Large-Scale Development request for KKD Daycare for the following month.
Vice Chairperson Greg Pickens seconded the motion.
Votes:
Chairperson Al Fowler - Yes
Vice Chairperson Greg Pickens - Yes
Commissioner Chris Johnson - Yes
Commissioner Dr. Karen Sherman – Yes
Commissioner Carolyne Wendel – Yes
Motion to table passed unanimously.
- Jenson, Matthew & Deni – 16456 Easterling Rd.; Lot Split; Parcel # 18-07866-006
Deni Jenson, property owner, stood to discuss their lot split request. They would like to split the 22.56-acre parcel for personal use.
Planning Director, Jessica Grady, stated the property falls outside the city limits but within our planning jurisdiction.
Commissioner Chris Johnson motioned to approve the lot split for 16456 Easterling Rd.
Vice Chairperson Greg Pickens seconded the motion.

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Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Carlyne Wendel – Yes

Motion to approve passed unanimously.

- Fredrickson, David – 590 S. Curtis Ave.; Lot Split; Parcel # 13-00533-000
David Fredrickson, property owner, stood to discuss his lot split request for 590 S. Curtis Ave. The lot split request would separate the house from the remaining parcel. He also clarified his lot split request is not a part of the previously applied for Epic Life Conditional Use Permit request that was withdrawn from the previous meeting. Planning Director, Jessica Grady, stated they have received their driveway permit from ArDOT.
Commissioner Chris Johnson motioned to approve the lot split for 590 S. Curtis Ave.
Commissioner Dr. Karen Sherman seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Carlyne Wendel – Yes

Motion to approve passed unanimously.

- Vote to Recommend Planning Commission By-Laws Update
Commissioner Dr. Karen Sherman motioned to table the By-Laws update.
Commissioner Chris Johnson seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Carlyne Wendel – Yes

Motion to table passed unanimously.

- Vote to Recommend Updated Drainage Manual
Commissioner Chris Johnson motioned to table the Drainage Manual update.
Commissioner Dr. Karen Sherman seconded the motion.

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Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Carolyne Wendel – Yes

Motion to table passed unanimously.

- Vote to Recommend Subdivision Regulation Updates for Performance Bonds
Commissioner Chris Johnson motioned to recommend the Subdivision Regulation update for performance bonds.
Commissioner Dr. Karen Sherman seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Carolyne Wendel – Yes

Motion to recommend passed unanimously.

8. Board of Adjustments

- None

9. Adjourn

Commissioner Chris Johnson motioned to adjourn.

Commissioner Dr. Karen Sherman seconded the motion.

Motion passed unanimously.

Respectfully submitted by:

Approved by:

Jessica Grady
Planning Director

Al Fowler
Chairperson