

Pea Ridge Planning Commission
Board of Adjustments
June 6th, 2023
6:00 p.m.

1. Open Meeting

The June 6th, 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 – Present

Commissioner Carolyne Wendell - Present

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

3. Review Minutes from the May 2nd, 2023, Planning Commission Meeting

Vice Chairperson Greg Pickens motioned to approve the May 2, 2023 Planning Commission minutes as presented.

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 Michael Wilhelm – Yes

Commissioner Carolyne Wendell – Yes

Motion to approve passed unanimously.

4. Announcements

- The city of Pea Ridge received the Project for Public Spaces Placemaking Grant to update the Pea Ridge City Park.
- The Pea Ridge City Council voted to request the Planning Commission begin reviewing the Comprehensive Plan to focus on commercial corridors.
- The agenda item Patton Place Townhome will be known as Patton Place Multifamily.
- The subcommittees still have openings if anyone is still interested.
- Planning Director Jessica Grady requested to table the By-laws update until each Commissioner has provided their feedback.

Pea Ridge Planning Commission

Board of Adjustments

June 6th, 2023

6:00 p.m.

5. Public Hearing

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

- Arnold, Jeff - Rezone Ag to R1; Parcel # 13-01219-002; 555 Sugar Creek Rd. Property owner, Jeff Arnold, stood to discuss his rezone request to go from Ag to R1. The purpose is for a residential home. No public comments were made.
- Diluma Properties LLC - Rezone R1 to C1; Parcel # 13-02684-000; Lee Town Crossing/Townsend Way
Planning Director Jessica Grady stated the rezone request is to zone this property to accurately reflect the correct zone. The Pea Ridge zoning map was adopted by ordinance 722 in 2021, the rezoning map listed parcel # 13-02684-000 as R1 instead of the correct zone C1. No public comments were made.

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

6. Old Business

- KKD Daycare – Drew Rosser; 910 E. Pickens Road; Large-Scale Development
The representative for Drew Rosser, from Expedient Civil Engineering, stood to discuss the Large-Scale Development request for KKD Daycare located at 910 E. Pickens Road. He stated they have received AHD approval and will be emailing the approval to the Planning Department.
Commissioner Chris Johnson motioned to approve the Large-Scale Development for KKD Daycare located at 910 E. Pickens.
Commissioner Michael Wilhelm seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

CommissionerCarolyn Wendell – Yes

Motion to approve passed unanimously.

- Vote to Recommend Planning Commission By-Laws Update.
Planning Director Jessica Grady requested the By-Laws update be tabled until each Commissioner has responded with their feedback.

Pea Ridge Planning Commission

Board of Adjustments

June 6th, 2023

6:00 p.m.

Commissioner Chris Johnson motioned to table the By-Laws update till the following meeting.

Commissioner Carlyne Wendell seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendell – Yes

Motion to table passed unanimously.

- Drainage Manual Update.

Robbie Bullis, city engineer with MCE, stood to answer the Commissioners questions regarding the Drainage Manual Update.

Vice Chairperson Greg Pickens motioned to recommend the Drainage Manual Update for approval.

Commissioner Michael Wilhelm seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendell – Yes

Motion to recommend passed unanimously.

7. New Business

- Young, Melissa – Lot Split; Parcel # 13-01200-020; Sugar Creek Rd.

Property owners, Steven and Melissa Young, stood to discuss their lot split request. They are requesting to split their property into two parcels for personal use. Parcel # 13-01200-020 is zoned R1, contains four acres, and is located on Sugar Creek Road.

Commissioner Michael Wilhelm motioned to approve the lot split for Steven and Melissa Young, for parcel # 13-01200-020 on Sugar Creek Rd.

Vice Chairperson Greg Pickens seconded the motion.

Pea Ridge Planning Commission

Board of Adjustments

June 6th, 2023

6:00 p.m.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendell – Yes

Motion to approve passed unanimously.

- Pea Ridge Pointe - Lot Combination; Parcel # 13-00164-002, 13-00164-001, 13-00163-000; 772 W. Pickens

Chris Tilley, representative with Odyssey Engineering, stood to discuss the Pea Ridge Point lot combination. They would like to combine the parcels to add to their original Large-Scale Development.

The Commissioner raised several issues with the process to extend the property that was originally approved in the Pea Ridge Point Large-Scale Development and discussed tabling the request.

Vice Chairperson Greg Pickens motioned to table the lot combination till the next meeting.

Commissioner Michael Wilhelm seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendell – Yes

Motion to table passed unanimously.

- Diluma Properties LLC – Rezone R1 to C1; Parcel # 13-02684-000; Lee Town Crossing/Townsend Way

Planning Director Jessica Grady stated the rezone request is to zone this property to accurately reflect the correct zone. The Pea Ridge zoning map was adopted by ordinance 722 in 2021, the rezoning map listed parcel # 13-02684-000 as R1 instead of the correct zone C1.

Commissioner Dr. Karen Sherman motioned to recommend the rezone for approval.

Commissioner Chris Johnson seconded the motion.

Pea Ridge Planning Commission

Board of Adjustments

June 6th, 2023

6:00 p.m.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendell – Yes

Motion to recommend passed unanimously.

- Arnold, Jeff – Rezone Ag to R1; Parcel # 13-01219-002; 555 Sugar Creek Rd. Property owner, Jeff Arnold, stood to discuss his rezone request to go from Ag to R1. The purpose is for a residential home. He is also requesting a property line adjustment to make the parcel conform to the correct acreage. Commissioner Dr. Karen Sherman motioned to recommend the rezone from Ag to R1 for approval. 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 Michael Wilhelm – Yes

Commissioner Carolyne Wendell – Yes

Motion to recommend passed unanimously.

- Arnold, Jeff - Property Line Adjustment; Parcel # 13-01219-002 & 13-01218-001; 555 Sugar Creek Rd. Property owner, Jeff Arnold, stood to discuss his property line adjustment to increase parcel # 13-01219-002 to 2.21 acres and to decrease parcel # 13-01218-001 to 22.41 acres. Commissioner Dr. Karen Sherman motioned to approve the property line adjustment for Jeff Arnold, for parcel # 13-01219-002 & 13-01218-001. Commissioner Michael Wilhelm seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Pea Ridge Planning Commission

Board of Adjustments

June 6th, 2023

6:00 p.m.

Commissioner Carolyne Wendell – Yes

Motion to approve passed unanimously.

- Patton Place Townhomes – Large-Scale Development; Parcel # 13-00259-000; Patton St.

Representative Dan Cole, stood to discuss the Large-Scale Development request for Patton Place Townhomes, which will now be referred to as Patton Place Multi-Family. The property was originally known as Pea Ridge Farms and contained eight units. The new design contains eleven four-plex units.

The Commissioners had concerns about ingress and egress, connectivity, and potential drainage issues. Planning Director Jessica Grady stated each of these issues were addressed with city staff and the Large-Scale Development request meets code.

Commissioner Chris Johnson motioned to approve the Large-Scale Development for Patton Place Multi-Family located on Patton Street.

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 Michael Wilhelm – Yes

Commissioner Carolyne Wendell – Yes

Motion to approve passed unanimously.

- Mallard Firearms – Greg Pickens; Home Occupancy Update; address change to 2000 Decker Rd.

Commissioner Chris Johnson motioned to approve the address change.

Commissioner Michael Wilhelm seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendell – Yes

Motion to approve passed unanimously.

Pea Ridge Planning Commission

Board of Adjustments

June 6th, 2023

6:00 p.m.

- Bear Off Road – Greg Pickens; Home Occupancy Update; address change to 2000 Decker Rd.

Commissioner Michael Wilhelm motioned to approve the address change.

Commissioner Carolyne Wendell seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendell – Yes

Motion to approve passed unanimously.

8. Board of Adjustments

- None

9. 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

Al Fowler
Chairperson