

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

1. Open Meeting

The July 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 - Present

Commissioner Chris Johnson - Present

Commissioner Dr. Karen Sherman – Present

Commissioner Michael Wilhelm – Present

Commissioner Carlyne Wendel - Present

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

3. Review Minutes from the June 6th, 2023, Planning Commission Meeting and the June 19th, 2023, Planning Commission Special Meeting.

Commissioner Carlyne Wendel motioned to approve the June 6th, 2023, Planning Commission minutes as presented.

Vice Chairperson Greg Pickens seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendel – Yes

Motion to approve passed unanimously.

Commissioner Michael Wilhelm motioned to approve the June 19th, 2023, Planning Commission Special Meeting minutes.

Commissioner Samantha Flint seconded the motion.

Votes:

Chairperson Al Fowler - Abstained

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Abstained

Commissioner Dr. Karen Sherman – Abstained

Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendel – Yes

Motion to approve passed. Four (4) – Yes; Three (3) – Abstain

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4. Announcements

- Project for Public Spaces came to Pea Ridge for the Community Placemaking Grant workshop. The city had a great turn out with over thirty community members in attendance.
- The Planning Commission will begin work sessions in August. The work sessions will directly follow the regularly scheduled Planning Commission meeting.
- The city will not have a booth at the upcoming Second Saturday.
- The Bike/Ped, Parks/Recs, and Mainstreet subcommittees are off to a great start.
- The Planning Commission Special Meeting that was on June 19th, 2023 was to cover Walnut Hill Ph. 2 Performance Final Plat only.

5. Public Hearing

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

- Pensago LLC – Rezone Ag to C1; 10348 E. Ar. 72 Hwy; Parcel #18-07120-000
Jake Gerdes, representative with Pensago LLC, stood to discuss their rezone request to go from Ag to C1. The property was previously used for commercial use. They would like to remodel the location for a restaurant.
Gary Paryzek stood to ask for more detailed information about the property owners future plans.
No additional public comments were made.
- Sperber, Douglas - Rezone C1 to R2; 100 Dobson Street; Parcel #13-03447-000
Mike Baumann, representative for Douglas Sperber, stood to discuss their request to go from C1 to R2. The surrounding properties are zoned R2 throughout the Prairie Lea Subdivision. He would like to market the property for sale for a R2 single-family home.
The city received two (2) emails showing support for the rezone.
No additional public comments were made.
- Wall, Barry & Mechel – Rezone Ag to R1; 1369 Bunker Dr.; Parcel #13-01205-000
Lisa and Brandon Lewis, representative for Barry and Mechel Wall, stood to discuss the rezone request. The request to go from Ag to R1 is for the purpose of a future lot split so the property owners can sell one parcel for a single-family home and keep the remaining parcel to build a personal single-family home.
Surrounding property owners were present with questions about the notice of public hearing letter but no public comments or feedback for the rezone request were made.
Chairperson Al Fowler closed the public hearing and re-opened the Planning Commission meeting.

6. Old Business

- Vote to Recommend Planning Commission By-Laws Update.
Commissioner Dr. Karen Sherman motioned to recommend the Planning Commission By-law updates.

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Commissioner Chris Johnson seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendel – Yes

Motion to recommend passed unanimously.

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

Representatives from Odyssey Engineering were present to discuss the lot combination request for Pea Ridge Pointe. The purpose of the combination is to create an addition to the original approved Large-Scale Development for Pea Ridge Pointe and to address the setback requirements for the addition. The Commissioners stated for the record, the term “Pea Ridge Pointe Phase 2” that was previously used, cannot be applied to this request.

Commissioner Michael Wilhelm motioned to approve the lot combination for Pea Ridge Pointe, located at 772 W. Pickens.

Vice Chairperson Greg Pickens seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendel – Yes

Motion to approve passed unanimously.

7. New Business

- Pea Ridge Point - Large-Scale Development Addition; 722 W. Pickens

Representatives from Odyssey Engineering were present to discuss the Pea Ridge Pointe Large-Scale Development Addition request. The request for the addition is to expand and include a 2.23-acre parcel, parcel number 13-00164-002.

Commissioners stated for the record, the term “Pea Ridge Pointe Phase 2” that was previously used, cannot be applied to this request.

Commissioner Dr. Karen Sherman motioned to approve the Pea Ridge Pointe Large-Scale Development Addition request.

Commissioner Chris Johnson seconded the motion.

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Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendel – Yes

Motion to approve passed unanimously.

- Pensago LLC– Rezone Ag to C1; 10348 E. Ar. 72 Hwy; Parcel #18-07120-000
Jake Gerdes, representative with Pensago LLC, stood to discuss their rezone request to go from Ag to C1. The property was previously used for commercial use. They would like to remodel the location for a restaurant.
Gary Paryzek stood to ask for more detailed information about the property owners future plans.
Commissioner Carolyne Wendel motioned to recommend the rezone request to go from Ag to C for Pensago LLC located at 10348 E. Ar. 72 HWY; Parcel number 18-07120-000.
Commissioner Chris Johnson seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Abstained

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendel – Yes

Motion to recommend passed. Six (6) – Yes; One (1) - Abstain

- Sperber, Douglas - Rezone C1 to R2; 100 Dobson Street; Parcel #13-03447-000
Mike Baumann, representative for Douglas Sperber, stood to discuss their request to go from C1 to R2. The surrounding properties are zoned R2 throughout the Prairie Lea Subdivision. He would like to market the property for sale for a R2 single-family home.
Commissioner Dr. Karen Sherman motioned to recommend the rezone for Douglas Sperber to go from C1 to R2 located at 100 Dobson Street; Parcel number 13-03447-000.
Commissioner Chris Johnson seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – No

Commissioner Samantha Flint - No

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

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Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendel – No

Motion to recommend passed. Four (4) – Yes; Three (3) - No

- Wall, Barry & Mechel – Rezone Ag to R1; 1369 Bunker Dr.; Parcel #13-01205-000
Lisa and Brandon Lewis, representative for Barry and Mechel Wall, stood to discuss the rezone request. The request to go from Ag to R1 is for the purpose of a future lot split so the property owners can sell one parcel for a single-family home and keep the remaining parcel to build a personal single-family home.
Commissioner Chris Johnson motioned to recommend the rezone for Barry and Mechel Wall to go from Ag to R1 located at 1369 Bunker Dr.; Parcel number 136-01205-000.
Commissioner Carlyne Wendel seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendel – Yes

Motion to recommend passed unanimously.

- Walnut Hill Phase 4 & 5 - Preliminary Plat; AR 94 HWY
No representative was present for Walnut Hill Phase 4&5 preliminary plat request.
Commissioner Chris Johnson motioned to table the request till the following planning meeting.
Commissioner Michael Wilhelm seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendel – Yes

Motion to table passed unanimously.

- Stephanie Estates - Final Plat; Bussey Lane; Parcel #13-05572-000
Representatives from Halff & Associates, stood to discuss the Stephanie Estates Final Plat request.
Commissioner Michael Wilhelm motioned to recommend the Stephanie Estates Final Plat request.
Commissioner Chris Johnson seconded the motion.

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Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendel – Yes

Motion to recommend passed unanimously.

- Sedona Rose Ph2 Final Plat – Final Plat; N AR 94 HWY; Parcel #13-00183-078
Representatives from Halff & Associates, stood to discuss the Sedona Rose Phase 2 Final Plat request.
Commissioner Michael Wilhelm motioned to recommend the Sedona Rose Phase 2 Final Plat request.
Commissioner Samantha Flint seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendel – Yes

Motion to recommend passed unanimously.

- Yorktown request for a Phase 2 - AR 72 HWY
Representative from Bates & Associates stood to discuss the request for a Yorktown Phase 2.
Vice Chairperson Greg Pickens motioned to approve the request for a Yorktown Phase 2.
Commissioner Michael Wilhelm seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Samantha Flint - Yes

Commissioner Chris Johnson - Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendel – Yes

Motion to approve passed unanimously.

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8. Board of Adjustments

- None

9. Adjourn

Commissioner Chris Johnson motioned to adjourn.
Vice Chairperson Greg Pickens seconded the motion.

Motion to adjourn passed unanimously.

Respectfully submitted by:

Approved by:

Jessica Grady
Planning Director

Al Fowler
Chairperson