

Pea Ridge Planning Commission
Board of Adjustments
August 1st, 2023
6:00 p.m.

1. Open Meeting

The August 1st, 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

Commissioner Chris Johnson - Absent

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 July 6th, 2023, Planning Commission Meeting

Vice Chairperson Greg Pickens motioned to approve the July 6th, 2023, Planning Commission minutes as presented.

Commissioner Michael Wilhelm seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendel – Yes

Motion to approve passed unanimously.

4. Announcements

Planning Director, Jessica Grady, announced Pensago, LLC will need to go through a Large-Scale Development Administrative review for their remodels located at 10348 E. Ar. HWY 72.

5. Public Hearing

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

- Lacey, Sheena & Candice - Home Occupation Request; 2413 Turner Way; Parcel # 13-01560-000

Sheena and Candice Lacey, located at 2413 Turner Way, stood to discuss their request for a Home Occupation Permit. They want to run a Mobile Inflatable

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Batting Cage business out of their home. There will be no deliveries, no increase in traffic, they will be the only employees, no signage, and all materials will be stored in their garage.

Planning Director, Jessica Grady, stated the city received four phone calls asking questions about the type of business.

Property owner, Joseph Deangelis, located at 2418 Turner Way, stated he does not support a Commercial Homebased business in the Residential Subdivision. No additional public comments were made.

- Hill, Jeff and Tina – Rezone Ag to R1; 12823 Sugar Creek Rd.; Parcel # 13-01220-001, 13-01205-002, 13-01200-021; & 13-01221-002

Property owner Jeff Hill, located at 12823 Sugar Creek Rd., stood to discuss the request to rezone the four parcels from Ag to R1 to build a single-family home for personal use.

No public comments were made.

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

6. Old Business

- Walnut Hill Phase 4 & 5 - Preliminary Plat; AR 94 HWY

Votes:

Taylor Lindley, representative for Rausch Colemn, stood to discuss the Preliminary Plat Request for Walnut Hill Phase 4 & 5.

This agenda item was tabled from the July Planning meeting.

Planning Director, Jessica Grady, stated all comments have been addressed and there are no lingering concerns. Mike Nida, with Pea Ridge Water Utilities, stated they are good contingent on Health Department approval.

Commissioner Dr. Karen Sherman motioned to approve the preliminary request for Walnut Hill Phase 4 & 5 as presented.

Vice Chairperson Greg Pickens seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendel – Yes

Motion to approve passed unanimously.

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7. New Business

- Lacey, Sheena & Candice - Home Occupation Request; 2413 Turner Way; Parcel # 13-01560-000

Sheena and Candice Lacey, located at 2413 Turner Way, stood to discuss their request for a Home Occupation Permit. They want to run a Mobile Inflatable Batting Cage business out of their home. There will be no deliveries, no increase in traffic, they will be the only employees, no signage, and all materials will be stored in their garage.

Planning Director, Jessica Grady, stated the city received four phone calls asking questions about the type of business.

Commissioners asked questions pertaining to type of business and if the location will have customers at the property. Sheena and Candice Lacey stated they will not have customers on location.

Commissioner Carolyne Wendel motioned to approve the Home Occupation Request for Sheena and Candice Lacey located at 2413 Turner Way.

Vice Chairperson Greg Pickens seconded the motion.

Votes:

Chairperson Al Fowler - Yes

Vice Chairperson Greg Pickens – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendel – Yes

Motion to approve passed unanimously.

- Hill, Jeff and Tina – Rezone Ag to R1; 12823 Sugar Creek Rd.; Parcel # 13-01220-001, 13-01205-002, 13-01200-021; & 13-01221-002

Property owner Jeff Hill, located at 12823 Sugar Creek Rd., stood to discuss the request to rezone the four parcels from Ag to R1 to build a single-family home for personal use.

Planning Director, Jessica Grady, stated the owners will not need to have a lot combination for the four parcels. This was confirmed with Benton County.

Commissioner Dr. Karen Sherman motioned to recommend the rezone for Jeff and Tina Hill, located at 12823 Sugar Creek Rd., to go from Ag to R1.

Commissioner Michael Wilhelm seconded the motion.

Votes:

Chairperson Al Fowler - Yes

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Vice Chairperson Greg Pickens – Yes
Commissioner Dr. Karen Sherman – Yes
Commissioner Michael Wilhelm – Yes
Commissioner Carolyne Wendel – Yes

Motion to recommend passed unanimously.

- Interviews for vacant Commissioner position
The Commissioners interviewed the following applicants:
Addison Bliss
Aaron Nelson
Bobby Morrison
David (Mike) Kitchens
Juan Arriola
*Applicant Angela Lee did not attend.

8. Board of Adjustments

None

9. Adjourn

Commissioner Dr. Karen Sherman 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