

Pea Ridge Planning Commission  
Board of Adjustments  
December 5<sup>th</sup>, 2023  
6:00 p.m.

**1. Open Meeting**

The December 5<sup>th</sup>, 2023, Pea Ridge Planning Commission meeting was called to order at 6:00 p.m. by, Vice Chairperson Greg Pickens.

**2. Roll Call**

Roll call was taken by Planning Director, Jessica Grady.

Roll Call:

Chairperson Al Fowler - Absent

Vice Chairperson Greg Pickens - Present

Commissioner Chris Johnson - Present

Commissioner Dr. Karen Sherman – Present

Commissioner Michael Wilhelm – Present

Commissioner Carolyne Wendel – Present

Commissioner Juan Arriola - Present

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

**3. Review Minutes from the November 7<sup>th</sup>, 2023, Planning Commission Meeting.**

Commissioner Micheal Wilhelm motioned to approve the November 7<sup>th</sup>, 2023, planning commission minutes as presented.

Commissioner Carolyne Wendell seconded the motion.

Votes:

Vice Chairperson Greg Pickens – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyne Wendel – Yes

Commissioner Juan Arriola – Yes

Commissioner Chris Johnson - Abstained

**Motion to approve passed.** Yes-5; Abstained-1

**4. Announcements**

- Dove Crossing requested to be removed from the December Planning Agenda.
- The Festival of Lights map, presented by the Main Street Subcommittee, can be found on the city webpage. Thank you to Dustin Phy for putting the map together.
- The Pea Ridge Christmas Parade sponsored by Betta Alpha had a great turnout.
- City Hall has a Toys for Tots drop off location.
- Community Development Director Dustin Phy has put together a Project Tracker on the city webpage. This is a great tool to stay up to date on current projects within our community.
- The ULI Summit in November went great. Pea Ridge was showcased in the Small Cities Charrette. The ULI Grant the City received will go towards collaborating with ULI to identify our Open and Green Spaces.

**5. Public Hearing**

Vice Chairperson Greg Pickens opened the Public Hearing and welcomed public comments.

- Dryden, Merlene – Rezone from R1 to R3; W. Patton Street; Parcel # 13-00260-000

Pea Ridge Planning Commission  
Board of Adjustments  
December 5<sup>th</sup>, 2023  
6:00 p.m.

Chris Tilley, with Odyssey Engineering and representative for the Dryden rezone request, stood to discuss the rezone request for parcel # 13-00260-000, from Residential 1 to Residential 3. The purpose of the rezone is for a possible multifamily development.

- Jessy Heard, located at 848 Lynn Drive, stood to discuss her concerns about the rezone request. She stated she is concerned about pedestrian safety in that area and if there is increased density and traffic, she feels it will get worse. She and her daughter gave personal testimony stating they had almost been hit four times on their way to the Middle School located on Weston Street.
- Matthew Vehon, located at Carney Circle, stood to discuss his concerns about the rezone and the potential multifamily development. He has several concerns about the drainage issues in that area. He also feels the density will be an ongoing issue if the city decides to approve the rezone.

Vice Chairperson Greg Pickens closed the public hearing and re-opened the Planning Commission meeting.

**6. Old Business**

- Wellington Hills Subdivision - Ph. 3 Grading Changes

Dan Cole, representative for Wellington Hills, stood to discuss the need for grading changes. The changes are for phase three of the Wellington Hills Subdivision. The topsoil depth will need to be lowered.

Commissioner Michael Wilhelm motioned to approve the proposed grading changes for phase three of the Wellington Hills Subdivision.

Commissioner Chris Johnson seconded the motion.

Votes:

Vice Chairperson Greg Pickens – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carlyne Wendel – Yes

Commissioner Juan Arriola – Yes

Commissioner Chris Johnson - Yes

**Motion to approve passed unanimously.**

**7. New Business**

- Dove Crossing Subdivision – Preliminary Plat; NW Corner of Dove and Blue Jay; Parcel # 13-00124-090 & 13-00124-093

Dove Crossing was removed from the agenda at the request of the applicant.

- Dryden, Merlene – Rezone from R1 to R3; W. Patton Street; Parcel # 13-00260-000

Chris Tilley, with Odyssey Engineering and representative for the Dryden rezone request, stood to discuss their request to rezone parcel # 13-00260-000, from Residential 1 to Residential 3. The purpose of the rezone is for a possible multifamily development.

# Pea Ridge Planning Commission

## Board of Adjustments

December 5<sup>th</sup>, 2023

6:00 p.m.

The Commissioners asked several questions concerning public safety, recent traffic studies/reports, land use, density, and infrastructure for that area.

Commissioner Dr. Karen Sherman motioned to table the request so further investigations can be conducted.

Commissioner Carolyn Wendell seconded the motion.

Vote:

Vice Chairperson Greg Pickens – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyn Wendell – Yes

Commissioner Juan Arriola – Yes

Commissioner Chris Johnson - Yes

**Motion to table was approved unanimously.**

- **Chair Elections for 2024**

Commissioner Dr. Karen Sherman nominated Michael Wilhelm as the 2024 Planning Commission Chairperson.

Vice Chairperson Greg Pickens seconded the motion.

**Motion to appoint Commissioner Michael Wilhelm as the 2024 Planning Commission Chairperson passed unanimously.**

- **2021 Zoning Conversion Chart Recommendation**

The Zoning Conversion Chart was a result of Ordinance 722 and has been in use since October 19<sup>th</sup>, 2021. It was discovered the Zoning Conversion Chart was not included in Ordinance 722. This request does not change any zoning, but it will ensure the Zoning Conversion Chart is compliant.

Vote:

Vice Chairperson Greg Pickens – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Michael Wilhelm – Yes

Commissioner Carolyn Wendell – Yes

Commissioner Juan Arriola – Yes

Commissioner Chris Johnson - Yes

**Motion to recommend was approved unanimously.**

### 8. Board of Adjustments

None

### 9. Adjourn

Commissioner Dr. Karen Sherman motioned to adjourn.

Commissioner Carolyn Wendell seconded the motion.

**Motion to adjourn passed unanimously.**

Pea Ridge Planning Commission  
Board of Adjustments  
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\*Work Session to follow

**Respectfully submitted by:**

**Approved by:**

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**Jessica Grady**  
**Planning Director**

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**Michael Wilhelm**  
**Chairperson**