

Pea Ridge Planning Commission  
Board of Adjustments  
January 2, 2024  
6:00 p.m.

1. Open Meeting

The January 2, 2024, Pea Ridge Planning Commission meeting was called to order at 6:00 p.m. by, Chairperson Michael Wilhelm.

2. Roll Call

Roll call was taken by Planning Director, Jessica Grady.

Roll Call:

Chairperson Michael Wilhelm – Present  
Vice Chairperson Greg Pickens - Absent  
Commissioner Chris Johnson - Present  
Commissioner Dr. Karen Sherman – Present  
Commissioner Al Fowler - Present  
Commissioner Carolyne Wendel – Present  
Commissioner Juan Arriola - Present  
(Additional attendees are listed on the sign-in sheet)

3. Review Minutes from the December 2023 Planning Commission Meeting.

Commissioner Chris Johnson motioned to approve the December 5, 2023, planning commission minutes as presented.

Commissioner Dr. Karen Sherman seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes  
Commissioner Chris Johnson – Abstained  
Commissioner Dr. Karen Sherman – Yes  
Commissioner Al Fowler - Yes  
Commissioner Carolyne Wendel – Yes  
Commissioner Juan Arriola – Yes

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

4. Announcements

- Traffic Study Report – Warrant Analysis
- Trail Recommendations
- Work Sessions will be called Informational Meetings and will be moved to the same time as Tec. Review meetings
- Request Special Study Committee for Planned Unit Development code revisions

5. Public Hearing

Chairperson Michael Wilhelm opened the Public Hearing and welcomed public comments.

- Dryden, Merlene – Rezone from R1 to R3; W. Patton Street; Parcel # 13-00260-000  
Chris Tilley, representative for the rezone request, stood to speak. They are requesting the rezone from R1 to R3 for multi-family development.  
Diane Bone, located on Hoffman Street, stated she supports the request.  
No other public comments were made.
- Perrin, Shirley – Rezone from R1 to R3; 816 Weston Street; Parcel # 13-00340-000

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Barry Cooksey, developer, and representative for the request, stood to speak. They are requesting the rezone from R1 to R3 for multi-family development.

Jessy Heard, located at 848 Lynn Drive, stated she is against the rezone request.

Her concerns are density and traffic negatively impacting that area.

Kevin Trevathan, 846 Lynn Drive, stated he has concerns about traffic.

No other public comments were made.

- Walnut Hill Ph 6 – Rezone from R1 to R2; Andy Buck Rd.; Parcel # 13-00183-126 & 13-00183-110

Jesse Fulcher, representative for the rezone request, stood to speak. They are requesting a rezone from R1 to R2 for the interior lots of Walnut Hill Phase 6. He went on to state the exterior lots will remain R1.

Darrel Vanroekel, located at 10067 Andy Buck Rd., stood to speak. He represents some of the area property owners as well. They are against the rezone request. He has a petition signed by forty-two surrounding residents that request the rezone be denied. They are concerned the rezone will negatively impact the area and create additional drainage issues.

Representative for No Limits Pediatric Therapies stood to state she is against the rezone request. She stated she is concerned the increase in lots will negatively impact her establishment.

No other public comments were made.

Chairperson Michael Wilhelm closed the public hearing and re-opened the Planning Commission meeting.

6. Old Business

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

Chris Tilley, representative for the rezone request, stood to speak. They are requesting the rezone from R1 to R3 for multi-family development.

Commissioner Chris Johnson motioned to deny the rezone for W. Patton Street from R1 to R3.

Commissioner Carolyne Wendell seconded the motion.

Votes:

Chairperson Michael Wilhelm – No

Commissioner Chris Johnson – Yes

Commissioner Dr. Karen Sherman – No

Commissioner Al Fowler - Yes

Commissioner Carolyne Wendel – Yes

Commissioner Juan Arriola – No

**Motion to deny failed. Yes – 3; No – 3**

Commissioner Dr. Karen Sherman motion to recommend the rezone request for W. Patton Street from R1 to R3.

Commissioner Al Fowler seconded the motion.

Votes:

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Chairperson Michael Wilhelm – Yes  
Commissioner Chris Johnson – No  
Commissioner Dr. Karen Sherman – Yes  
Commissioner Al Fowler - Yes  
Commissioner Carolyne Wendel – No  
Commissioner Juan Arriola – Yes

**Motion to recommend passed. Yes – 4; No – 2**

7. New Business

- Perrin, Shirley – Rezone from R1 to R3; 816 Weston Street; Parcel # 13-00340-000  
Barry Cooksey, developer, and representative for the request, stood to speak. They are requesting the rezone from R1 to R3 for multi-family development.  
Commissioner Al Fowler motioned to recommend the rezone request for 816 Weston Street from R1 to R3.

Commissioner Juan Arriola seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes  
Commissioner Chris Johnson – No  
Commissioner Dr. Karen Sherman – No  
Commissioner Al Fowler - Yes  
Commissioner Carolyne Wendel – No  
Commissioner Juan Arriola – Yes

**Motion to recommend failed. Yes – 3; No – 3**

- Walnut Hill Ph 6 – Rezone from R1 to R2; Andy Buck Rd.; Parcel # 13-00183-126 & 13-00183-110  
Jesse Fulcher, representative for the rezone request, stood to speak. They are requesting a rezone from R1 to R2 for the interior lots of Walnut Hill Phase 6. He went on to state the exterior lots will remain R1.

**Commissioner Dr. Karen Sherman motioned to deny the rezone request for Andy Buck Road from R1 to R2.**

Commissioner Chris Johnson seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes  
Commissioner Chris Johnson – Yes  
Commissioner Dr. Karen Sherman – Yes  
Commissioner Al Fowler - Yes  
Commissioner Carolyne Wendel – Yes  
Commissioner Juan Arriola – Yes

**Motion to deny approved unanimously.**

- New Life – Large-Scale Development; 815 Weston St.; Parcel # 13-00310-000

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Jake Chavis, representative for New Life Church Large-Scale Development request, stood to discuss the project.

Commissioner Dr. Karen Sherman motioned to approve the New Life Church Large-Scale Development as presented.

Commissioner Chris Johnson seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Chris Johnson – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carolyne Wendel – Yes

Commissioner Juan Arriola – Yes

**Motion approved unanimously.**

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

Jake Chavis, representative for Dove Crossing Subdivision, stood to discuss the request. There were additional public comments even though it was not a public hearing. Robin Hudson stated she is concerned because Dove Road is not paved and there are drainage issues in the area. She was encouraged to reach out to staff during business hours and to also reach out to Benton County about her concerns on the road conditions.

Commissioner Dr. Karen Sherman motioned to approve the Preliminary Plat for Dove Crossing.

Commissioner Carolyne Wendell seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Chris Johnson – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carolyne Wendel – Yes

Commissioner Juan Arriola – Yes

**Motion approved unanimously.**

- Yorktown Subdivision – AR HWY 72; Updated Drainage Report, Updated Drainage Change, Updated Proposed Trail

Jake Chavis, representative for the request, stood to discuss the request.

Commissioner Chris Johnson stated he has concerns about the change in the drainage plan.

It was also mentioned the city still needs to receive a copy of the recorded drainage easement agreement for off-site improvements.

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Commissioner Carlyne Wendell motioned to approve the updated Yorktown proposed trail changes, drainage report, and drainage changes.

Commissioner Juan Arriola seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Chris Johnson – No

Commissioner Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carlyne Wendel – Yes

Commissioner Juan Arriola – Yes

**Motion approved. Yes – 5; No - 1**

- Concord Subdivision - AR HWY 72; Updated Drainage Report, Updated Proposed Sidewalk

Jake Chavis, representative for the request, stood to discuss the request.

Commissioner Carlyne motioned to approve the updated Concord drainage report and the updated proposed sidewalk.

Commissioner Al Fowler seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Chris Johnson – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carlyne Wendel – Yes

Commissioner Juan Arriola – Yes

**Motion approved unanimously.**

8. Board of Adjustments

None

9. Adjourn

**Respectfully submitted by:**

**Approved by:**

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**Jessica Grady**  
Planning Director

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**Michael Wilhelm**  
Chairperson

\*Work Session to follow was removed.