

Pea Ridge Planning Commission
Board of Adjustments
March 5, 2024
6:00 p.m

1. Open Meeting

March 5, 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

Commissioner Chris Johnson - Absent

Commissioner Dr. Karen Sherman – Present

Commissioner Al Fowler - Present

Commissioner Carlyne Wendel – Present

Commissioner Juan Arriola - Absent

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

3. Review Minutes from February 6, 2024, Planning Commission Meeting

Commissioner Dr. Karen Sherman motioned to approve the February 6, 2024; Planning Commission minutes as presented.

Commissioner Carlyne Wendel seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carlyne Wendel – Yes

Motion approved unanimously.

4. Announcements

- Casey's General Store will have a Special Planning Meeting on Friday March 8, 2024 at 4 p.m. to go over their Large-Scale Development request. This meeting is open to the public.
- Rolling Meadows has requested to table their agenda item for this meeting.
- ULI TAP Panel had a great turn out with lots of public comments.
- CDI Economic Development meeting from last week had a great turnout with public comments. They will return this Thursday for an rebranding workshop from 5:30p to 7:30p. This workshop is open to the public for public input.

There are a lot of upcoming community events. Please be on the lookout for additional information in the coming weeks.

5. Public Hearing

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

- Tarnasky, Jared and Cynthia- Conditional Use Permit to raise a small hobby farm in an RE zone; 1925 Clark Street; Parcel # 13-00181-000

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2. Roll Call

Roll call was taken by Planning Director, Jessica Grady.

Roll Call:

Chairperson Michael Wilhelm – Present

Commissioner Chris Johnson - Absent

Commissioner Dr. Karen Sherman – Present

Commissioner Al Fowler - Present

Commissioner Carolyne Wendel – Present

Commissioner Juan Arriola - Absent

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

3. Review Minutes from February 6, 2024, Planning Commission Meeting

Commissioner Dr. Karen Sherman motioned to approve the February 6, 2024; Planning Commission minutes as presented.

Commissioner Carolyne Wendel seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carolyne Wendel – Yes

Motion approved unanimously.

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Representative, for the Tarnasky's, stood to discuss the Conditional Use Permit request. The Tarnasky's are requesting a Conditional Use Permit for the purposes of a small hobby farm. They are currently zoned Residential Estates. The use of raising small livestock, fowl, and the like is permitted in Residential Estates with a Conditional Use Permit. They are not proposing any commercial business, agricultural use only.

No public comments were made.

Chairperson Michael Wilhelm closed the Public Hearing and re-opened the Planning Commission meeting.

6. Old Business

None

7. New Business

- Rolling Meadows Subdivision – Preliminary Plat; N.E. Corner of Lee Town Rd. & Greer; 13-00075-125

Representative for Rolling Meadows requested in writing to table their agenda item until the April Planning Commission meeting.

Commissioner Dr. Karen Sherman motioned to table the Rolling Meadows Subdivision Preliminary Plat.

Commissioner Carolyne Wendel seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carolyne Wendel – Yes

Motion to table approved unanimously.

- Tarnasky, Jared and Cynthia- Conditional Use Permit to raise a small hobby farm in an RE zone; 1925 Clark Street; Parcel # 13-00181-000
Representative, for the Tarnasky's, stood to discuss the Conditional Use Permit request. The Tarnasky's are requesting a Conditional Use Permit for the purposes of a small hobby farm. They are currently zoned Residential Estates. The use of raising small livestock, fowl, and the like is permitted in Residential Estates with a Conditional Use Permit. They are not proposing any commercial business, agricultural use only.
There was additional clarification after a motion to approve had been made.
Commissioner Dr. Karen Sherman made a modified motion to approve a Conditional Use Permit for Jared and Cynthia Tarnasky, located on parcel # 13-

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00181-000, for no more than or the combination of six sheep/goats, maximum of twenty fowl, and not to include the raising of cows or the like.

Commissioner Carolyn Wendel seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carolyn Wendel – Yes

Motion was approved unanimously.

- Pea Ridge Apartments – Large-Scale Development Amendment to include a clubhouse and dog park; Ryan Rd; Parcel # 13-03569-000
Representative, on behalf of Pea Ridge Apartments, stood to discuss their amended Large-Scale Development request to include a clubhouse, dog park, and pool.

Staff reported all comments had been addressed.

Commissioner Al Fowler motioned to approve the Large-Scale Development Amendment for Pea Ridge Apartments to include a clubhouse, dog park, and pool.

Commissioner Dr. Karen Sherman seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carolyn Wendel – Yes

Motion was approved unanimously.

- Commissioner Interviews
- Vice chair appointment Board of Adjustments
After nominating Dr. Karen Sherman as Vice Chairperson. The votes were not able to be made due to not Commissioners present. Planning Director and City Attorney requested to table this item until more Commissioners were present. Commissioner Al Fowler motioned to table the Vice Chair appointment.
Commissioner Carolyn Wendell seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes