

Pea Ridge Planning Commission

Board of Adjustments

May 7, 2024

6:00 p.m.

1. Open Meeting

May 7, 2024, Pea Ridge Planning Commission meeting was called to order at 6:00 p.m. by, Chairperson Michael Wilhelm.

2. Roll Call

Roll:

Chairperson Michael Wilhelm – Present

Vice Chairperson Dr. Karen Sherman – Absent

Commissioner Al Fowler - Present

Commissioner Carolyne Wendel – Absent

Commissioner Juan Arriola – Present

Commissioner Shelia Wilkerson – Present

Commissioner Chris Johnson – Absent

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

3. Review Minutes from April 2, 2024, Planning Commission Meeting.

Commissioner Shelia Wilkerson motioned to approve the April 2, 2024 Planning Commission minutes as presented.

Commissioner Juan Arriola seconded the motion.

Votes:

Chairperson Michael Wilhelm – Abstained

Commissioner Al Fowler - Yes

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

Motion passed. – 3 Yes; 1 abstained

4. Announcements

Planning Director Jessica Grady announced all community events for the month of May.

5. Public Hearing

None

6. Old Business

None

7. New Business

- Yorktown Subdivision Phase II Final Plat – E. Ar. HWY 7

Representatives for the Yorktown Subdivision Phase II Final Plat stood to discuss their request.

Staff reported there were no outstanding comments.

Commissioner Al Fowler motioned to approve the Final Plat for Yorktown Subdivision Phase II.

Commissioner Juan Arriola seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Al Fowler - Yes

Pea Ridge Planning Commission

Board of Adjustments

May 7, 2024

6:00 p.m.

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

Motion passed unanimously.

- Discover Church Large-Scale Development – 577 Weston Street
Commissioner Shelia Wilkerson motioned to approve the Large-Scale Development for Discover Church contingent on the Property Line Adjustment Administrative Review. Commissioner Al Fowler seconded the motion.

Greg Pickens, representative for Discover Church Large-Scale Development, stood to discuss their request.

Staff reported one outstanding comment. The property line adjustment was not included with the Large-Scale Development. There will need to be an admin review to approve the property line adjustment.

Commissioners discussed if the Large-Scale Development were to be approved this evening it will need to include a contingency for the admin review.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Al Fowler - Yes

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

Motion passed unanimously.

- Ashton Gray Large-Scale Development Retail Space – 455 Slack Street
Due to a conflict of interest with this agenda item, City Attorney Shane Perry, left the meeting and did not return.

Elizabeth Topping, representative for Ashton Gray, stood to discuss their Large-Scale Development request.

Staff reported there were no outstanding comments.

Commissioners discussed the common sign design plan for this location.

There were no additional comments or questions.

Commissioner Juan Arriola motioned to approve the Ashton Gray Large-Scale Development as presented.

Commissioner Shelia Wilkerson seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Commissioner Al Fowler - Yes

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

Motion passed unanimously.

Pea Ridge Planning Commission

Board of Adjustments

May 7, 2024

6:00 p.m.

8. Board of Adjustments

None

9. Adjourn

Motioned to adjourn was approved unanimously.

Respectfully submitted by:

Approved by:

Jessica Grady
Planning Director

Michael Wilhelm
Chairperson

