

# Pea Ridge Planning Commission

## Board of Adjustments

June 4, 2024

6:00 p.m.

1. Open Meeting

June 4, 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 Building Official Tony Townsend in the absence of Planning Director Jessica Grady.

Roll:

Chairperson Michael Wilhelm – Present

Vice Chairperson Dr. Karen Sherman – Present

Commissioner Al Fowler - Present

Commissioner Carlyne Wendel – Present

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 May 7, 2024, Planning Commission Meeting.

Commissioner Al Fowler motioned to approve the May 7, 2024, Planning Commission minutes as presented.

Commissioner Juan Arriola seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Abstained

Commissioner Al Fowler - Yes

Commissioner Carlyne Wendel – Abstained

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

**Motion passed. 4-yes; 2-abstained.**

4. Announcements

Upcoming city events are on the information table. For any questions, please call City Hall.

5. Public Hearing

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

- Ordinance 845 – Proposed Landscape Regulation changes to Chapter 11.07.02

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

- Ordinance 845 – Proposed Landscape Regulation changes to Chapter 11.07.02

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Commissioner Dr. Karen Sherman motioned to recommend ordinance 845 to the Pea Ridge City Council for adoption.

Commissioner Shelia Wilkerson seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carolyne Wendel – Yes

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

**Motion to recommend was approved unanimously.**

- Dove Crossing Subdivision - Preliminary Plat proposed changes; Parcel # 13-00124-090 & 13-00124-093; N.W. Corner of Dove Road and Blue Jay Road

Bates & Associates, representative for Dove Crossing Subdivision, stood to discuss the Preliminary Plat changes.

Commissioner Dr. Karen Sherman motioned to approve Dove Crossing Subdivision Preliminary changes for 109 lots, with two phases, and with the contingency of ADH approval.

Commissioner Juan Arriola seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Al Fowler - Yes

Commissioner Carolyne Wendel – Yes

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

**Motion approved unanimously.**

- Combs Retail Space – Large-Scale Development; Parcel # 13-0547-002; Slack Street

Bates & Associates, representative for Combs Retail Space, stood to discuss the Large-Scale Development request. The request is for a business development with three leased spaces.

Commissioner Al Fowler motioned to approve the Large-Scale Development request for Combs Retail Space with the dumpster added back to the plan set and all signage is only on the building.

Commissioner Carolyne Wendell seconded the motion.

Votes:

Pea Ridge Planning Commission  
Board of Adjustments  
June 4, 2024  
6:00 p.m.

Chairperson Michael Wilhelm – Yes  
Vice Chairperson Dr. Karen Sherman – Abstained  
Commissioner Al Fowler - Yes  
Commissioner Carolyne Wendel – Yes  
Commissioner Juan Arriola – Yes  
Commissioner Shelia Wilkerson – Yes

**Motion passed. 5-yes; 1-abstained.**

8. Board of Adjustments

None

9. Adjourn

Commissioner Carolyne Wendell motioned to adjourn.  
Commissioner Shelia Wilkerson seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes  
Vice Chairperson Dr. Karen Sherman – Yes  
Commissioner Al Fowler - Yes  
Commissioner Carolyne Wendel – Yes  
Commissioner Juan Arriola – Yes  
Commissioner Shelia Wilkerson – Yes

**Motioned to adjourn was approved unanimously.**

Respectfully submitted by: Affirmed by:

Approved by:

\_\_\_\_\_  
\_\_\_\_\_  
Jessica Grady  
Planning Director

\_\_\_\_\_  
\_\_\_\_\_  
Tony Townsend  
Building Official

\_\_\_\_\_  
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Michael Wilhelm  
Chairperson

