

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

1. Open Meeting

The August 6, 2024, Pea Ridge Planning Commission meeting was called to order by, Chairperson Michael Wilhelm.

2. Roll Call

Roll Call was taken by Planning Director Jessica Grady.

Roll:

Chairperson Michael Wilhelm – Present

Vice Chairperson Dr. Karen Sherman – Present

Commissioner Carolyne Wendel – Present

Commissioner Juan Arriola – Present

Commissioner Shelia Wilkerson – Present

Commissioner Chris Johnson – Present

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

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

Commissioner Dr. Karen Sherman motioned to approve the July 2, 2024, Planning Commission minutes as presented.

Commissioner Chris Johnson seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Carolyne Wendel – Yes

Commissioner Juan Arriola – Abstain

Commissioner Shelia Wilkerson – Abstain

Commissioner Chris Johnson – Abstain

Motion did not pass.

Commissioner Dr. Karen Sherman made a second motion to approve the July 2, 2024, Planning Commission minutes as presented.

Commissioner Chris Johnson seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Carolyne Wendel – Yes

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Abstain

Commissioner Chris Johnson – Yes

Motion passed. 5 – Yes; 1 - No

4. Announcements

- Second Saturday is Aug. 10
- Sept. Tec. Review will be on Aug. 26
- Pea Ridge Heights requested to be removed from the August agenda.

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- The All-Inclusive Playground will be on the upcoming Tec. Review.
- The Park Amphitheater has started construction.
- Mayor Tillman with the town of Gateway presented their grant project for public engagement.

5. Public Hearing

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

- Kinney Creek Development LLC – Rezone from Ag and RE to R2; Parcel # 13-00022-000, 13-00028-000, & 18-05598-000.

Bates & Associates, representative for Kinney Creek Development LLC, stood to discuss the rezone request. The purpose of the rezone request is to rezone from Ag and RE to R2. This will be for a proposed subdivision.

Ms. Nunos, located on John Renfro, stated she is concerned about storm water runoff, traffic, and the possible widening of John Renfro.

Mr. T. Small, located on Patterson Rd., stated he is concerned about storm water runoff issues.

Mr. M. Small, located on Patterson Rd., stated he is concerned about storm water runoff issues.

Mr. Greenwood, located on Patterson Rd., stated he is concerned about storm water runoff issues and traffic.

No additional 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

- Kinney Creek Development LLC – Rezone from Ag and RE to R2; E. Pickens Rd/HWY 72; Parcel # 13-00022-000, 13-00028-000, & 18-05598-000.

Bates & Associates, representative for Kinney Creek Development LLC, stood to discuss the rezone request. The purpose of the rezone request is to rezone from Ag and RE to R2. This will be for a proposed subdivision.

Vice Chairperson Dr. Karen Sherman stated the storm water runoff issues and possible widening of the roads would be discussed during tec. reviews and at the Preliminary Plat review during the Planning Commission meetings. She went on to state, the current request is to consider the rezone only. She encouraged the surrounding property owners, if they would like to review the submitted information, they should reach out to the Planning Department to review the public information.

The Commissioners discussed the request with no additional questions.

Commissioner Carlyne Wendell motioned to recommend the rezone for Kinney Creek Development LLC, located at E. Pickens Rd./HWY 72, from Ag and RE to R2.

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Commissioner Juan Arriola seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Carolyne Wendel – Yes

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

Commissioner Chris Johnson – No

Motion to recommend passed. 5 - Yes, 1 - No

- Pea Ridge Heights LLC - Large-Scale Development; located on W. Patton St./Hoffman St.; Parcel # 13-00260-000.

Agenda item was removed.

- Commissioner Interviews

Chairperson Michael Wilhelm invited each candidate to introduce themselves.

The following candidates stood to introduce themselves:

Carmen Bertola

Sean Rooney

Rachel Patton

Adam Stokes

Javier Hernandez

Miriam Carlin

Jamie Wagner

Gary Brown

Cody Regan

The Commissioners interviewed the candidates and thanked everyone for their willingness to serve the Pea Ridge Community.

Chairperson Michael Wilhelm asked if there were any other candidates present for interviews before moving on to the next agenda item.

8. Board of Adjustments

None

9. Adjourn

Commissioner Chris Johnson motioned to adjourn.

Commissioner Carolyne Wendell seconded the motion.

All in favor. 6 - Yes

Motioned to adjourn was approved unanimously.

Respectfully submitted by:

Approved by:

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6:00 p.m.

Jessica Grady
Planning Director

Michael Wilhelm
Chairperson

