

Pea Ridge Planning Commission
Board of Adjustments
October 1, 2024
6:00 p.m.

1. Open Meeting

The October 1, 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 Sean Rooney – Present
Commissioner Adam Stokes - Present

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

3. Review Minutes from September 3, 2024, Planning Commission Meeting.

Commissioner Dr. Karen Sherman made a motion to approve the September 3, 2024, Planning Commission minutes as presented.

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 Sean Rooney – Yes
Commissioner Adam Stokes - Yes

Motion passed unanimously.

4. Announcements

5. Public Hearing

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

- Haygood Rezone – Rezone from Agricultural to Residential 1; 10558 Andy Buck Rd.; Parcel # 18-07851-004
No public comments were made
- Zoning Code Revisions – Planned Zoning District (PZD) regulations
Planning Director Jessica Grady requested to table the PZD agenda item to allow more time to address recent comments.

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

6. Old Business

None

7. New Business

- Haygood, Vicky & James – Rezone from Agricultural to Residential 1; 10558 Andy Buck Rd.; Parcel # 18-07851-004

Pea Ridge Planning Commission
Board of Adjustments
October 1, 2024
6:00 p.m.

Phil Swope, with Swope Engineering and representative for the Haygood rezone, stood to discuss the request. They Haygood's would like to rezone their property from Agricultural to Residential 1 for the purpose of a lot split request.

The Commissioners did not have any questions or comments.

City Attorney Shane Perry asked for a clarification concerning the current and proposed zoning.

Planning Director Jessica Grady confirmed the current zoning is Agricultural and the request is to rezone to Residential 1.

Vice Chairperson Dr. Karen Sherman motioned to recommend the rezone from Agricultural to Residential 1, for the Haygood's, located at 10558 Andy Buck Rd.

Commissioner Shelia Wilkerson 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 Sean Rooney – Yes

Commissioner Adam Stokes - Yes

Motion to recommend passed unanimously.

- Zoning Code Revisions - Planned Zoning District (PZD) regulations

Chair Michael Wilhelm motioned to table this item for the November Planning Commission meeting.

Vice Chairperson Dr. Karen Sherman 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 Sean Rooney – Yes

Commissioner Adam Stokes - Yes

Motion to table passed unanimously.

- Kinney Creek Development LLC – Lexington Subdivision Preliminary Plat; Ar. HWY 72; Parcel #13-00022-000, 13-00028-000, & 18-05598-000
Braden Wise, with Bates & Associates, representative for the Lexington Subdivision Preliminary Plat, stood to discuss the request. Lexington Subdivision is comprised of 354 lots, which includes 349 buildable lots, 1 lot for the lift station, 1 lot for green space, and 3 lots for the detention pond.
Commissioner Sean Rooney asked if the drainage easement with the surrounding property owners had been addressed.
Braden Wise responded “yes”.
Staff confirmed there were no outstanding comments.
Vice Chairperson Dr. Karen Sherman asked if Mr. Greenwood, a surrounding property owner, if he was satisfied.
Todd Greenwood stated he has his reservations and asked what he would need to do if the drainage stopped operating correctly.

Pea Ridge Planning Commission
Board of Adjustments
October 1, 2024
6:00 p.m.

City Attorney Shane Perry provided his comments stating, it is the responsibility of the Developers Engineer to ensure the drainage will operate to city standards. It is the city Engineers responsibility to check the calculations of the Engineers who works for the Developer. The city Engineer has a duty to the city and the citizens of Pea Ridge. If something goes wrong on the backend and it is reported to the city, the city will contact the Developer to bring awareness to the situation. He went on to state he feels confident in this situation that the Developer will do the right thing.

Commissioner Juan Arriola motioned to approve the Lexington Subdivision Preliminary Plat contingent on Department of Health approval.

Commissioner Sean Rooney seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Carolyn Wendel – Yes

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

Commissioner Sean Rooney – Yes

Commissioner Adam Stokes - Yes

Motion passed unanimously.

8. Board of Adjustments
None

9. Adjourn

Commissioner Juan Arriola motioned to adjourn.

Commissioner Dr. Karen Sherman seconded the motion.

All in favor. 7 - Yes

Motioned to adjourn was approved unanimously.

Respectfully submitted by:

Approved by:

Jessica Grady
Planning Director

Michael Wilhelm
Chairperson

