

**Planning Commission  
Board of Adjustment  
April 17, 2025  
6:00 p.m.**

**1. Call to Order**

The April 17, 2025, Pea Ridge Planning Commission Special Meeting was called to order by Vice Chairperson Dr. Karen Sherman.

**2. Roll Call**

Roll:

Chairperson Michael Wilhelm	Absent (later joined the meeting)
Vice Chairperson Dr. Karen Sherman	Present
Commissioner Carolyn Wendel	Absent
Commissioner Juan Arriola	Present
Commissioner Shelia Wilkerson	Present
Commissioner Sean Rooney	Present
Commissioner Adam Stokes	Present

**3. Announcements**

Mr. Keegan Stanton gave a review of City Council actions from their previous meeting.

**Election of Chair Pro Tempore**

Vice Chairperson Dr. Sherman stated that, given her recusal on the item at this meeting and the absence of the Chairperson, the commission will elect a Chair Pro Tempore.

Commissioner Wilkerson moved, seconded by Commissioner Rooney, to appoint Commissioner Stokes as Chair Pro Tempore for tonight's meeting.

Votes:

Chairperson Michael Wilhelm	Absent
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyn Wendel	Absent
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to appoint Commissioner Stokes as Chair Pro Tempore passed 5 in favor, 2 absent.**

**4. Old Business**

**Walk the Dog Land Trust - Rezone**

West of Dove Road & Gaines Street Intersection  
A, Agriculture to C-2, General Commercial

Vice Chairperson Dr. Sherman recused herself from the discussion and voting and exited the chambers.

Will Kellstrom, Watkins, Boyer, Gray, and Curry PLLC, stood to represent the item. Mr. Kellstrom clarified that the Walk the Dog property and the Sherman property that was rezoned at the previous meeting were connected, and both considered by the same buyer under contract as one chunk of property. Mr. Kellstrom discussed the purpose of the Future Land Use Map. He also discussed that concerns stated last time regarding traffic and buffering are reviewed in more detail at the Large Scale Development stage. Mr.

Kellstrom discussed existing city code that requires or pertains to buffering. He also discussed the likelihood of off-site infrastructure improvements given the size of the property.

Commissioner Rooney asked what is considered side and rear setback.

Mr. Stanton stated that will likely be determined once a site plan is submitted. Because the property, collectively, has frontage on two roads, the site layout may determine what frontage is considered the front and which is the street side.

Chairperson Michael Wilhelm joined the meeting.

Commissioner Stokes retained his position as Chair Pro Tempore for the remainder of the meeting.

Commissioner Stokes asked if there was a reason that this site needed to be chosen as opposed to other commercial property in Pea Ridge.

Mr. Kellstrom stated there were several factors, including that it was a large tract, a significant portion was flat, was at the entrance to Pea Ridge, and was for sale, among other considerations.

Commissioner Wilkerson asked about screening, which will come at the Large Scale.

Mr. Stanton stated that Planning Commission will get to review and analyze the proposed screening, and invite public comment if desired. They can determine the adequacy of the proposed screening.

Chairperson Wilhelm stated that significant buffer zones can be built into places like this to be able to have commercial adjacent to residential.

Commissioner Rooney moved, seconded by Chairperson Wilhelm, to approve the rezoning request of Walk the Dog Land Trust from A, Agriculture to C-2, General Commercial, given the further diligence that has been allowed, the buffer zone restrictions in the code, and the setbacks that are included in the code.

**Votes:**

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Recused
Commissioner Carolyn Wendel	Absent
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to table passed 5 in favor, 1 recusal, and 1 absent.**

**9. Adjourn**

Chairperson Wilhelm moved to adjourn.  
Commissioner Stokes seconded the motion.

**All in favor.**

**The motion to adjourn passed unanimously.**

**Respectfully submitted by:**

**Approved by:**

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**Keegan Stanton, AICP**  
**Planning Director**

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**Michael Wilhelm**  
**Chairperson**

