

**Planning Commission
Board of Adjustment
August 5, 2025
6:00 p.m.**

1. Call to Order

The August 5, 2025, Pea Ridge Planning Commission meeting was called to order by Chairperson Michael Wilhelm.

2. Roll Call

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	Absent
Commissioner Adam Stokes	Absent

3. Review Minutes from July 1, 2025, Planning Commission Meeting.

Commissioner Arriola motioned to approve the July 1, 2025, Planning Commission minutes as presented.

Commissioner Wendel seconded the motion.

Votes:

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

The motion to approve passed 4 in favor with 1 abstention and 2 absent.

4. Announcements

Mr. Keegan Stanton stated there were no announcements.

5. Public Hearing

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

Palm Leaf Investments - Rezone

Southwest Corner of North Highway 94 and North Harvey Wakefield Avenue
C-1, Neighborhood Commercial to C-2, General Commercial

Naresh Aadike, represented the request to rezone the subject property. He stated that there were some things that he could not do in C-1 so that is why he is asking for C-2.

There was no additional comment from the public.

Chairperson Wilhelm closed the public hearing

6. Old Business

Patterson – Rezone

494 South Davis Street

R-1, Low Density Residential & A, Agriculture to R-1, Low Density Residential and R-2, Medium Density Residential

Jesse Fulcher, Calara Group represented the request. The request had been amended to reduce the zoning from R-2 to R-1 along the boundary with the property to the north and west, generally.

Vice-chairperson Dr. Sherman asked how many acres were in the request.

Mr. Fulcher stated the R-2 request was 2.49 acres and the R-1 request was 3.49 acres.

Vice-chairperson Dr. Sherman moved, seconded by Commissioner Wilkerson, to approve the Patterson rezoning for 2.49 acres of R-2 on the North side and 3.49 acres of R-1 on the South side.

Votes:

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

The motion to approve passed 5 in favor with 2 absent.

There was no other old business to consider.

7. New Business

Palm Leaf Investments - Rezone

Southwest Corner of North Highway 94 and North Harvey Wakefield Avenue
C-1, Neighborhood Commercial to C-2, General Commercial

Vice-chairperson Dr. Sherman stated that the request did align with the future land use map that depicts it as commercial.

Commissioner Wendel requested to view the table of uses.

Chairperson Wilhelm described and explained the table of uses that the commission reviewed.

Chairperson Wilhelm asked how large of a building could be constructed with the setbacks required?

Mr. Stanton stated that the R-1 properties on the western boundary would be triggering properties and would require the setback on that side be doubled, along with screening requirements.

Vice-chairperson Dr. Sherman motioned, seconded by Commissioner Arriola, to approve the Palm Leaf Investments rezone request to C-2, General Commercial.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyn Wendel	Nay

Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Absent
Commissioner Adam Stokes	Absent
Commissioner Shelia Wilkerson	Yes

The motion to approve passed 4 in favor with 1 against and 2 absent.

Busy Minds Academy – Large Scale Development

1325 West Pickens Road

Jason Ingalls, Expedient Civil Engineering, represented the request and described the property.

Mr. Stanton stated all outstanding comments had been addressed.

Vice-chairperson Dr. Sherman motioned, seconded by Commissioner Wendel, to approve the Busy Minds Academy Large Scale Development.

Votes:

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

The motion to approve passed 5 in favor with 2 absent.

Vice-chairperson Dr. Sherman explained to the audience the commission's process for reviewing plans and requests.

Rolling Meadows Subdivision, Phase 1 – Preliminary Plat Revision

Northeast Corner of Greer Street and Lee Town Road

Charles Zardin, Jorgenson & Associated and Kyle Whitlock of D.R. Horton represented the request.

Mr. Stanton stated that the revision was a request to modify the drainage pond that changed from detention to retention and to fence the pond instead of a safety bench in the pond.

Vice-chairperson Dr. Sherman clarified with the applicants that a metal fence and aerator would be included in the pond.

Mr. Zardin affirmed.

Vice-chairperson Dr. Sherman asked why there was a change.

Mr. Zardin stated that the goal was to use more material from the pond location for grading so the pond became deeper.

Chairperson Wilhelm asked about any need for a clay liner.

Mr. Zardin stated that the pond was already holding water fairly well.

Commissioner Wilkerson asked about access to the pond for safety.

Mr. Zardin stated that there would be gates on the fence for maintenance.

Mr. Stanton stated that requiring the gates or life ring were not part of our drainage manual so we could not require either, but the maintenance gates could double as access for emergency.

Commissioner Wendel moved, seconded by Commissioner Arriola to approve the revision to the Rolling Meadows Phase 1 preliminary plat.

Votes:

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

The motion to approve passed 5 in favor with 2 absent.

Rolling Meadows Subdivision, Phase 1 – Final Plat

Northeast Corner of Greer Street and Lee Town Road

Charles Zardin, Jorgenson & Associates, represented this final plat.

Chairperson Wilhelm asked Mr. Nida if any ADH approval was needed?

Mr. Nida said the Water Department was good with it.

Mr. Phy also stated that he was good with the plat.

Vice-chairperson Dr. Sherman moved, seconded by Wendel, to approve the Rolling Meadows Subdivision, Phase 1 final plat contingent on water samples, off-site cleanup, and a swag in the sewer line.

Votes:

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

The motion to approve passed 5 in favor with 2 absent.

Rolling Meadows Phase 3 – Preliminary Plat

Lee Town Road

Kyle Whitlock, D.R. Horton, represented the item.

Chairperson Wilhelm stated this would need ADH approval.

Commissioner Arriola moved, seconded by Commissioner Wendel, to approve the Rolling Meadows Phase 3 preliminary plat contingent on ADH approval.

Votes:

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

The motion to approve passed 5 in favor with 2 absent.

Legacy Fields – Preliminary Plat

12690 Shrader Road

Blake Murray, Crafton Tull, represented the item. He stated that the plat was similar to the PZD that was approved several months ago. 298 residential lots, 1 commercial lot, and greenspace as outlined in the PZD. He has worked with the Rolling Meadows subdivision to coordinate utility and infrastructure between the two.

Mr. Stanton stated there were a handful of outstanding technical comments that would not materially impact the layout of the subdivision and would be addressed before Pre-con.

Commissioner Wilkerson moved, seconded by Wendel, to approve the Legacy Fields preliminary plat contingent on ADH approval.

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

The motion to approve passed 5 in favor with 2 absent.

Wellington Hills Phase 3 Final Plat has been stricken from the agenda.

8. Discussion

There was no additional discussion.

9. Adjourn

Chairperson Wilhelm moved to adjourn.

All in favor.

The motion to adjourn passed unanimously.

Respectfully submitted by:

Approved by:

Keegan Stanton, AICP
Planning Director

Michael Wilhelm
Chairperson

