

**Planning Commission  
Board of Adjustment  
March 4, 2025  
6:00 p.m.**

**1. Call to Order**

The March 4, 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           | Present |
| Commissioner Adam Stokes           | Present |

**3. Review Minutes from February 4, 2025, Planning Commission Meeting.**

Vice Chairperson Dr. Karen Sherman motioned to approve the February 4, 2025, Planning Commission minutes as presented.

Commissioner Carolyne 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           | Yes     |
| Commissioner Adam Stokes           | Yes     |
| Commissioner Shelia Wilkerson      | Abstain |

**The motion to approved passed 6 in favor, 1 abstention.**

**4. Announcements**

Mr. Keegan Stanton clarified that the J&J Investments agenda item was originally advertised as C-2, but the request had been revised to C-1.

Chair Michael Wilhelm and Vice Chairperson Dr. Karen Sherman introduced Keegan Stanton as the city's new Planning Director.

**5. Public Hearing**

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

**Sanchez & Holliday – Rezone**

Sugar Creek Road

A, Agriculture to R-1, Low Density Residential

Catelyn Gibbs, attorney with Watkins, Boyer, Gray & Curry, stood to represent the applicant and discuss the rezone request for A, Agriculture to R-1, Low Density Residential on Sugar Creek Road. Ms. Gibbs stated that the applicant's plan was to split the lot for residential purposes.

There were no public comments.

**Blonde Bomber – Rezone**

1325 West Pickens Road

R-1, Low Density Residential to C-1 Neighborhood Commercial

Daniel Koster with Benchmark Group, stood to represent the applicant and discuss the rezone request for R-1, Low Density Residential to C-1, Neighborhood Commercial at 1325 West Pickens Road. Mr. Koster stated that the intention of the applicant was to use the property for a daycare.

Benjamin Osowiecki, 1686 Farrell Street, stood to speak on this item. Mr. Osowiecki stated his residence was adjacent to the request, and that the properties surrounding the request were all residential. He stated his concern of the impact of a commercial use behind residences.

Bethany Osowiecki, 1686 Farrell Street, stood to speak on this item. Ms. Osowiecki stated that she was concerned of the impact that uses allowed in C-1 would have on her property. She stated that C-1 zoning did not make sense in this location and that her expectation was that this area would be residential. She is concerned about traffic and safety near the schools.

**Jack and Tammy Johnson – Rezone**

1089 North Davis Street

R-1, Low Density Residential to R-2, Medium Density Residential

Jack Johnson, 608 Carr Street, stood to represent this item and discuss the rezone request for R-1, Low Density Residential to R-2, Medium Density Residential at 1089 North Davis Street. Mr. Johnson stated that he purchased the property in 2021 and spoke to the history of the property and improvements that had been made. Mr. Johnson stated the intent was to be able to split the property for residential use and stated that there were at least 7 parcels that were smaller, and 5 that were the same size as what they were planning to do in the neighborhood. He stated that he did not think this request would increase traffic.

Wayne Patton, 1030 North Davis Street, stood to speak on this item. Mr. Patton was concerned that the rezoning might allow duplexes.

Chairperson Wilhelm stated that the R-2 zoning district did not permit multifamily.

Mr. Patton continued to speak on the item and stated that traffic backed up on Davis Street, there were no sidewalks, and the water lines in the area were in poor condition.

Jack Johnson stood again to speak on this item to state that they signed an easement for sidewalk on Davis Street. He stated that one lot would access Davis and one lot would access Watie.

**J&J Investments LLC – Rezone**

Carr Street

R-1, Low Density Residential to C-1, Neighborhood Commercial

Mayor Nathan See, 975 West Street, stood to represent this item and discuss the rezone request for C-1, Neighborhood Commercial from R-1, Low Density Residential. Mayor See stated that as the city was planning for sidewalks, it was brought to the city's attention that this property was shown as residential on the zoning map where it was supposed to have been commercial when the zoning map was revised in 2021, and that had been an error.

Vice Chairperson Dr. Sherman stated that this property had been assumed to be commercial for several years and has had several attempts to correct the zoning.

Jack Johnson, 608 Carr Street, stood to speak on this item. Mr. Johnson stated that he had previously owned and sold this property to the previous owners of the existing storage building saying that it had been too small to do anything residential with.

Michelle Blankenship, 502 Carr Street, stood to speak on this item. Ms. Blankenship stated that she lived adjacent to the property since 1997. She stated her concerns were the placement of her house near potential commercial uses in C-1. She stated that commercial uses could be invasive, there would be more activity, and that there would be less privacy. She mentioned that the gravel road outside of her house had been repaired at her expense, washing out, and had become a public use road.

Vice Chairperson Dr. Sherman stated that everyone had worked on the assumption that it had been C-1 already because it was supposed to have been C-1 for all these years, and that this rezoning was correcting the error. Dr. Sherman asked if Ms. Blankenship had heard of any potential development on this property.

Ms. Blankenship stated that she had not heard of any potential development. She stated that she was concerned with potential drainage and noise issues.

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

## **6. New Business**

### **Baoni Dental - LSD**

833 North Curtis Avenue

Jomar Cruz with Swope Consulting stood to represent this item.

Vice Chairperson Dr. Sherman asked staff if they had any comments.

Mr. Stanton stated that this proposal met the Large Scale Development standards and the staff's recommendation was to approve.

Vice Chairperson Dr. Sherman stated that this item had been reviewed previously at tech review and by staff and that changes had been made to meet code requirements. Dr. Sherman stated that the review process may look different now that the city has staff to review in addition, and reinforced that the item had been thoroughly vetted so there may not be as many questions as usual.

Vice Chairperson Dr. Karen Sherman motioned to approve the Baoni Dental LSD.

Commissioner Sheila Wilkerson seconded the motion.

#### **Votes:**

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

**The motion to approve passed unanimously.**

### **Riverstone Farms - LSD**

East Highway 72

Jason Ingalls of Expedient Civil Engineering, 9200 Suits Us Dr., Bella Vista, Arkansas, stood to represent the Riverstone Farms Preliminary Plat. He stated that the intent was to develop a single-family residential subdivision on 20 acres next to the new city sports complex.

Vice Chairperson Dr. Karen Sherman asked staff if the applicant had received an offsite easement for construction from the neighbor.

Mr. Ingalls stated that the neighbor was the individual who had sold the developer this land and was fine with acquiring the easement as a condition of approval.

Vice Chairperson Dr. Karen Sherman asked staff how they should handle that as it was a concern at tech review.

Mr. Stanton stated that the requirement to acquire the easement can be a condition of approval.

Commissioner Stokes discussed the total number of lots and the number of access points to the subdivision and asked what the threshold was to need additional access.

Mr. Stanton stated that it was 30 lots.

John Cottingham, Pea Ridge Fire Department, stated that the option was for additional access or to sprinkle the homes.

Mr. Ingalls stated that the commission had previously approved subdivisions with this type of access before and asked for the same consideration.

Vice Chairperson Dr. Karen Sherman stated that regardless of what the Planning Commission approves, the development will still be required to follow all fire codes.

Commissioner Wilkerson asked about the maintenance and longevity of residential sprinkler systems.

Mr. Cottingham explained the installation, function, and maintenance of residential sprinkler systems.

Mr. Ingalls explained that temporary access to the property to the west was provided through an easement.

Vice Chairperson Dr. Karen Sherman asked if the plans met all requirements except access points.

Mr. Stanton stated that the intent of the street stub was for future connection, so it meets the intent of that code requirement.

Mike Nida, Pea Ridge Water Department, stated that the water department did have a comment to loop the water line, and was ok with the most recent plan that had been submitted.

Vice Chairperson Dr. Karen Sherman motioned to approve the Riverstone Farms Preliminary plat with the following contingencies:

1. ADH approval.
2. Acquisition of an off-site construction easement prior to the pre-construction meeting.

Commissioner Carolyn Wendel seconded the motion.

Votes:

Chairperson Michael Wilhelm

Yes

|                                    |     |
|------------------------------------|-----|
| Vice Chairperson Dr. Karen Sherman | Yes |
| Commissioner Carolyn Wendel        | Yes |
| Commissioner Juan Arriola          | Yes |
| Commissioner Sean Rooney           | Yes |
| Commissioner Adam Stokes           | Yes |
| Commissioner Shelia Wilkerson      | Yes |

**The motion to approve with contingencies passed unanimously.**

#### **Sycamore Holdings Subdivision – LSD**

Hazelton Road

Clint Karstetter, CK Civil, 155 E Township Tontitown, Arkansas stood to represent the Sycamore Farms Preliminary Plat.

Commissioner Rooney asked if the latest plans addressed the discussion on greenspace from Tech Review.

Mr. Stanton stated that the northwest drainage pond had a gravel trail added around it.

Commissioner Wilkerson asked if an additional greenspace was added to the southeast corner of the site.

Mr. Stanton said that it had not been added, but that the trail connection, while not yet connected, will eventually act as greenspace.

Commissioner Wilkerson asked if there had been space for a greenspace without taking up a lot.

Mr. Karstetter stated that the trailhead had been placed, but that the corner lot, while large in area, had limited frontage.

Vice Chair Dr. Sherman asked about the drainage swale as it had not been seen in previous plans.

Mr. Karstetter stated that it was added to service drainage coming from this cul-de-sac and several of the lots in this corner of the site.

Commissioner Rooney asked for confirmation that the drainage ponds were benched; Mr. Karstetter stated yes, they were.

Commissioner Wilkerson asked if there had been a double-safety system on the ponds.

Mr. Stanton replied that the ponds had been given a safety ring and were fenced, except for the northwest pond.

Commissioner Wilkerson stated that she did have a concern with proposed density of the development compared to the amount of greenspace in the subdivision.

Mr. Stanton stated that while there may not be much greenspace within the proposed subdivision, the future trail will provide a good connection to other greenspaces once it is built out. He also stated that the city can look into adopting ordinances that require greenspace be provided. Mr. Stanton did state that the staff's recommendation is to approve the subdivision as it does meet our regulations.

Staff and the commission had further discussion on Planning Commission action on subdivisions.

Commissioner Adam Stokes motioned to approve the Sycamore Holdings Subdivision with the following contingency:

1. ADH Approval

The motion was seconded by Commissioner Sean Rooney.

Votes:

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

**The motion to approve with contingencies passed with 6 in favor, 1 abstention.**

**Commissioner Wilkerson's abstention requested the city consider a greenspace requirement for subdivisions.**

**Sanchez & Holliday – Rezone**

Sugar Creek Road  
A, Agriculture to R-1, Low Density Residential

Commissioner Adam Stokes motioned to approve the Sanchez & Holliday rezoning request from A, Agriculture to R-1, Low Density Residential.

Commissioner Sheila Wilkerson seconded the motion.

Votes:

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

**The motion to approve passed unanimously.**

**Blonde Bomber – Rezone**

1325 West Pickens Road  
R-1, Low Density Residential to C-1 Neighborhood Commercial

Vice Chair Dr. Sherman asked what the long-range plan showed for this property.

Commissioner Stokes stated it was residential.

Commissioner Stokes stated across from the high school it was shown to be commercial.

Vice Chair Dr. Sherman stated she was concerned that once the property is rezoned to commercial, any allowable commercial use in C-1 would be permitted.

Mr. Koster spoke on spot zoning and how this request would be compatible with residential uses and the details of the proposed development.

Mr. Shane Perry, city attorney, stated that the commission should consider what is the highest and best use of the property, the compatibility with the surrounding properties, the uses allowed in the C-1 zone, the issues of traffic, noise, and impacts as well as public feedback. He did state it was not appropriate to consider the specifics of one proposed development.

Mr. Stanton displayed the allowable uses in C-1 on the screen.

Mr. Perry stated that a text amendment to the commercial districts may be appropriate. Mr. Stanton concurred.

Vice Chair Dr. Karen Sherman motioned to deny the Blonde Bomber rezoning request from R-1, Low Density Residential to C-1, Neighborhood Commercial.

Commissioner Carolyn Wendel seconded the motion.

Votes:

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

**The motion to deny passed 6 in favor, 1 opposed.**

**Jack and Tammy Johnson – Rezone**

1089 North Davis Street

R-1, Low Density Residential to R-2, Medium Density Residential

Commissioner Wendel asked how many acres the property is.

Commissioner Stokes stated it was 0.8 acres.

Commissioner Wendel asked about a water issue.

Mr. Johnson stated city water was on his side of the street, and sewer was on the property as well.

Mr. Nida stated there was a brand new sewer line down Davis. He discussed service locations in a potential lot split and rehab plans for some of the mains.

Commissioner Sean Rooney motioned to approve the J&J Investments LLC rezoning request from R-1, Low Density Residential to R-2, Medium Density Residential.

Commissioner Adam Stokes seconds the motion.

Votes:

|                                    |     |
|------------------------------------|-----|
| Chairperson Michael Wilhelm        | Yes |
| Vice Chairperson Dr. Karen Sherman | Yes |

|                               |     |
|-------------------------------|-----|
| Commissioner Carolyn Wendel   | Yes |
| Commissioner Juan Arriola     | Yes |
| Commissioner Sean Rooney      | Yes |
| Commissioner Adam Stokes      | Yes |
| Commissioner Shelia Wilkerson | Yes |

**The motion to approve passed unanimously.**

**J&J Investments LLC – Rezone**

Carr Street

R-1, Low Density Residential to C-1, Neighborhood Commercial

Vice Chair Dr. Sherman states that she thinks the rezone is concerning for the neighbors that live there but that they have lived there under the pretense that it had already been C-1. She asked if the road is planned to be a city street.

Mayor See stated yes, it is.

Mr. Perry stated that half of the street is already a city street.

Mr. Johnson discussed the history of the property.

Ms. Blankenship stated her concerns with rezoning the property to C-1 and its impact on her property despite the error.

Mr. Perry stated that storage units are on the property adjacent. He asked how it was zoned.

Vice Chair Dr. Sherman stated that it was zoned C-1.

Commissioner Adam Stokes motions to approve the J&J Investments LLC rezone request from R-1, Low Density Residential to C-1, Neighborhood Commercial.

Commissioner Sean Rooney seconds the motion.

**Votes:**

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

**The motion to approve passed unanimously.**

**9. Adjourn**

Vice Chairperson Dr. Karen Sherman motioned to adjourn.

Commissioner Carolyn Wendell 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**

