

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

1. Call to Order

The November 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 Sean Rooney	Present
Commissioner Adam Stokes	Present
Commissioner Shelia Wilkerson	Present

3. Review Minutes from October 7, 2025, Planning Commission Meeting.

Vice-chairperson Dr. Sherman motioned, seconded by Commissioner Rooney to approve the October 7, 2025, Planning Commission minutes as presented.

Votes:

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

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

4. Announcements

None.

5. Public Hearing

Chairperson Wilhelm opened the Public Hearing and welcomed public comments.

Mader Family Living Trust – Rezone

12725 4-K Ranch Drive
A, Agriculture to RE, Residential Estate

Robert Mader, Trustee of the living trust. 8.5 acres of property, remaining from a larger tract to rezone to Residential Estate. Mr. Mader discussed the utility accessibility. He stated he believed this was the least offensive zoning request.

David Frost, 12728 4-K Ranch Drive. Recently purchased property in January. Mr. Frost discussed issues with traffic on the small road, preservation of natural habitats, and privacy related to additional traffic.

Terry White, 12567 Old Pea Ridge Road. West of the gulley from the applicant. Lived at this location for over 20 years. Mr. White stated he accessed the property from Old Pea Ridge Road. He discussed issues with traffic, secondary access from Tucks Chapel Road, and stated that he is opposed to the rezoning request.

Joe Huey, 12694 4-K Ranch Road. Mr. Huey discussed concerns with traffic, maintenance of the existing road and various agreements for maintenance, and inadequacy of the existing road width.

Rosser – Rezone

912 East Pickens Road

C-1, Neighborhood Commercial to C-2, General Commercial

Drew Rosser, 912 East Pickens Road. Currently home to Little Hawks Daycare. Looking to do a small car lot. Stated that Hawthorne Buildings were located on the property with a lease agreement.

Chip Hernandez, 995 East Pickens Road. Mr. Hernandez stated he lived there for 8 years and read prepared comments. His comments discussed opposition to the request and that he represented 5 neighbors and was speaking on their behalf, including Paul Simpkins, John and Tina Van Helten, Josh and Miranda Stietz, Jeremy Morris, and Robert Cardoza. His comments included discussion on the pre-existing movement of buildings and cars to the site, that the existing area was residential in nature, the design and aesthetics of the property from the street, and the safety of children of the existing daycare.

Terri Upton, 1113 East Pickens Road. Ms. Upton stated that she opposed the request and was concerned with the aesthetics of the storage buildings on the site.

Sharon Camp, 980 East Pickens Road, next door to the subject property. Ms. Camp stated concerns with the aesthetics of the storage buildings on the site.

Cloer – Rezone

2749 Hayden Road

A, Agriculture to R-3, High Density Residential

No representative rose.

Mr. Stanton gave an overview of the request and summarized the staff report.

David Henson, 2553 Hayden Road, concerned that apartments may be built on the property. Mr. Henson also stated a concern that the property would be annexed into the city.

Vice-chairperson Dr. Sherman stated that the property was already an island.

Mr. Stanton stated that it was within an existing island of unannexed land.

Vice-chairperson Dr. Sherman asked if the islands would be corrected.

Mr. Stanton said there is a process for bringing in the islands and that the rezoning does not touch any property except for Chad Cloer. He also stated that there would be notice given to any properties that would be part of an island annexation.

Clements – Rezone

Northwest Corner of Dove Road & Blue Jay Road

A, Agriculture to R-2, Medium Density Residential

Eli LaSalle, Bates & Associates stood to represent the item. He stated it was 39 acres and a rezone to be compatible with adjacent properties at R-2.

Accessory Dwelling Units – Text Amendment

Mr. Stanton gave a summary of the proposed Text Amendment to comply with state law.

David Frost, 12728 4-K Ranch Road, asked if tiny homes on wheels would be permitted.

Mr. Stanton stated that the tiny home would need to be removed from the chassis and be permanently fixed to the foundation.

Ronny Clements, 100 Crawford Street. Mr. Clements asked since the trailer isn't inspected by the city, would that be permitted?

Mr. Stanton stated another act passed by the state enabled third-party inspections which would allow for off-site construction.

Eli LaSalle, Bates & Associates, asked if an ADU would have to follow all of the same regulations as a single-family home.

Mr. Stanton stated that the act passed by the state does not preempt private agreements like covenants and deed restrictions.

Extra-territorial Jurisdiction – Text Amendment

Mr. Stanton gave a summary of the proposed Text Amendment to repeal the Extra-territorial Jurisdiction.

6. Old Business

7. New Business

Mader Family Living Trust – Rezone

12725 4-K Ranch Drive
A, Agriculture to RE, Residential Estate

Vice-chairperson Dr. Sherman asked if there were any existing structures.

Mr. Mader replied no.

Vice-chairperson Dr. Sherman asked about access to the property.

Mr. Mader replied that there is a secondary access that is unimproved off of Jordan Lane to the north. He also stated that he is prepared to enter into a maintenance agreement with neighboring properties.

Mr. Mader approached the screen and pointed out the location of the road and unimproved portion. He also stated that during rainstorms, occasionally, the water would leave the road impassible.

Mr. Perry stated that the condition of the road and possibility of access might require additional improvement when subdividing the property.

Mr. Stanton stated that various levels of improvement or dedication may be required based on more specifics on connectivity and level of development.

Mr. Mader discussed the history and functionality of Old Pea Ridge Road and 4-K Ranch Drive.

Mr. Stanton provided the rezoning review criteria on the screen for the Planning Commission to review.

Vice-chairperson Dr. Sherman discussed the condition of the roadway and the suitability for access to the property.

Chairperson Wilhelm motioned, seconded by Commissioner Wendel, to deny the Mader Family Living Trust request to RE, Residential Estate.

Votes:

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

The motion to deny passed 6 in favor with 1 abstention.

Rosser – Rezone

912 East Pickens Road

C-1, Neighborhood Commercial to C-2, General Commercial

Chairperson Wilhelm asked to clarify that the commission would consider all uses allowed in C-2, not just a car lot.

Vice-chairperson Dr. Sherman asked if a car lot or storage buildings were permitted in C-1.

Mr. Stanton stated no.

Vice-chairperson Dr. Sherman asked what was being done with the violation.

Mr. Rosser discussed the history of the car lot and storage buildings being located on the site.

Mr. Perry stated that the code violations that may be on the property is an administrative matter that should be referred to the code enforcement division.

Mr. Stanton provided the use table on the screen for the commission.

Mr. Stanton stated that the land use category is Mixed Use Commercial.

Commissioner Rooney asked what restrictions would apply in the event that the property be rezoned.

Mr. Stanton stated the differences amount to a higher height requirement and a greater breadth of uses.

Vice-chairperson Dr. Sherman noted that the area did already have commercial.

Commissioner Rooney asked what latitude the commission had on the placement on non-permanent structures.

Mr. Stanton stated the code did not currently have a provision to regulate temporary structures.

The discussion amongst staff and the Commission involved Title 11 requirements on the placement of structures.

Commissioner Stokes reinforced that any use allowed under C-2 would be permitted on the property.

Mr. Stanton stated that the staff recommendation was to approve and summarized the staff report.

Vice-chairperson Sherman stated that the C-2 zone would fulfill the city's land use vision for that property.

Commissioner Stokes stated that the last time the request came through it did not meet the land use.

Vice-chairperson Shermon stated that the map has been changed since then.

Commissioner Rooney moved, seconded by Commissioner Arriola, to approve the Rosser rezone request to C-2, General Commercial.

Votes:

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

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

Cloer – Rezone

2749 Hayden Road
A, Agriculture to R-3, High Density Residential

Commissioner Wilkerson stated questions and concerns with traffic exiting onto Highway 265.

Vice-chairperson Dr. Sherman asked about potential future improvements to the intersection of Highway 265 and Pickens Road.

Mr. Stanton stated that the intersection improvement is a priority intersection to improve. He stated that there is currently no sewer access so would be limited to septic unless an extension was done.

Commissioner Wilkerson read the description for Residential Subdivision.

Mr. Stanton summarized the staff report in reply.

Vice-chairperson Sherman moved, seconded by Commissioner Wilkerson to approve the Cloer rezone request to R-3, High Density Residential.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyn Wendel	No
Commissioner Juan Arriola	Yes

Commissioner Sean Rooney	No
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

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

Clements – Rezone

Northwest Corner of Dove Road & Blue Jay Road
A, Agriculture to R-2, Medium Density Residential

Vice-chairperson Dr. Sherman moved, seconded by Stokes, to approve the Clements rezone request to R-2, Medium Density Residential.

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 7 in favor.

Dove Crossing – Final Plat

Northwest Corner of Dove Road & Blue Jay Road

Mr. Stanton stated that there were two recommended contingencies for a steel plate and backfilling to be completed.

Commissioner Stokes asked if any green space was provided.

Mr. Stanton stated that the preliminary plat came through prior to the adoption of the recreational area requirements.

Mr. Clements stated that lot 1 would be converted to amenity space.

Commissioner Stokes moved, seconded by Chairperson Wilhelm, to approve the Final Plat of Dove Crossing with two contingencies that the steel plate and trash rack be installed and backfilling be completed.

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 7 in favor.

Accessory Dwelling Units – Text Amendment

Mr. Stanton stated that this would be a recommendation to City Council.

Vice-chairperson Dr. Sherman moved, seconded by Chairperson Wilhelm, to recommend approval of the Accessory Dwelling Unit Text Amendment.

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	Yes

The motion to recommend approval passed 7 in favor.

Extra-territorial Jurisdiction – Text Amendment

Vice-chairperson Dr. Sherman moved, seconded by Chairperson Wilhelm, to recommend approval of the Extra-territorial Jurisdiction Text Amendment.

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	Yes

The motion to recommend approval passed 7 in favor.

8. Discussion

There was no additional discussion.

9. Adjourn

Chairperson Wilhelm moved to adjourn, seconded by Vice-chairperson Dr. Sherman.

All in favor.

The motion to adjourn passed unanimously.

Respectfully submitted by:

Approved by:

Keegan Stanton, AICP
Planning Director

Michael Wilhelm
Chairperson