

**Planning Commission
Board of Adjustment
October 7, 2025
6:00 p.m.**

1. Call to Order

The October 7, 2025, Pea Ridge Planning Commission meeting was called to order by Vice-Chairperson Dr. Karen Sherman.

2. Roll Call

Roll:

Chairperson Michael Wilhelm	Absent
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 September 2, 2025, Planning Commission Meeting.

Commissioner Rooney motioned, seconded by Commissioner Wilkerson to approve the September 2, 2025, Planning Commission minutes as presented.

Votes:

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

The motion to approve passed 5 in favor with 1 abstention and 1 absent.

4. Announcements

Mr. Keegan Stanton stated there was a letter of opposition in the packet for the Mid-South rezoning and invited everyone to the Mule Jump on Saturday.

5. Public Hearing

Vice-Chairperson Dr. Karen Sherman opened the Public Hearing and welcomed public comments.

Mid-South Exchange - Rezone

Approximately 800 feet north of the northern end of Captain Miller Boulevard
A, Agriculture to R-1, Low Density Residential

Franklin Miller, 1000 Captain Good Street, stood to speak on the item. He stated the property was 30-plus acres along the golf course, and requested it be rezoned from Agriculture to R-1.

Robert Sayers, 980 Captain Good Street, a signee of the letter of opposition, spoke on the item and was concerned with the clearance of the property and increase of traffic on Captain Miller Boulevard. He was also concerned with the potential density of an R-1 District.

Christy Fisher, 1850 Bloxham Road, spoke on the item and opposed the request. She stated she was concerned with the potential for a road going through the property and that there had been a dispute with a fence.

David Stewart, son-in-law of Robby Robins, spoke on the item and stated concerns with a road going through his property.

Robby Robins, 1055 Harris Street, spoke on the item and stated concerns with a road going through his property and people have been looking at his property.

Mr. Stanton stated that, due to the discussion from several people about potential roads, the responsibility of the connections is on the applicant/developer, and if anyone does not want to sell their property, they do not have to.

Mr. Miller stated that there are utilities up to his residence and they and the road would be extended to the subdivision.

Hanna King, 1852 Bloxham Road, spoke on the item and stated concerns with a dispute on a fence with the applicant and that a house had been converted into a sawmill.

Church of Jesus Christ of Latter-day Saints – Conditional Use Permit

Approximately 475 feet west of the intersection of Hazelton Road and Weston Street
Religious Use

Braden Wise, Bates & Associates, spoke on the item. He stated that the plan was for a church on the north half of the property and that he would request the CUP be granted in perpetuity.

Vice-chairperson Dr. Sherman stated the purpose and process of conditional use permits.

There was no additional comment from the public.

Chairperson Wilhelm closed the public hearing

6. Old Business

7. New Business

Mid-South Exchange - Rezone

Approximately 800 feet north of the northern end of Captain Miller Boulevard
A, Agriculture to R-1, Low Density Residential

Commissioner Stokes clarified that the future land use for the property was Agriculture/Open Space.

Commissioner Wilkerson clarified that all of this property lies within this city.

Commissioner Rooney asked Mr. Miller why he requested R-1 and not RE zoning.

Mr. Miller stated that he had to do 1-acre lots for septic since sewer would not be available.

Commissioner Rooney stated he could request RE and still develop 1-acre lots.

Mr. Perry clarified that the minimum lot size in RE is 1 acre.

Mr. Stanton stated that the request can be amended to a lower intensity zoning district.

Mr. Perry stated that the commission should ask the applicant if he would want to amend his request to RE.

Vice-chairperson Dr. Sherman clarified what the RE district entailed.

Mr. Miller asked if RE would change what he is wanting to do.

Mr. Perry explained what the amended request would entail.

Mr. Miller agreed to amend his request to RE from R-1.

Commissioner Wendel read the description of the RE district.

Vice-chairperson Dr. Sherman invited additional comment from the audience on the amended request.

Robert Sayers commented that the change was fine but it does not alleviate concerns for increased traffic, runoff, and the dangerous intersection at Captain Miller Blvd. and Sugar Creek Road.

Mr. Miller stated that the water runoff issue would be addressed with dams and weirs to control the runoff.

Vice-chairperson Dr. Sherman addressed the issues stated in the opposition letter.

Commissioner Stokes stated that the homes on Captain Good and Captain Miller were mostly under 1 acre and were able to maintain the tree cover.

Commissioner Stokes motioned, seconded by Commissioner Arriola, to approve the Mid-south Exchange rezone request to RE, Residential Estate.

Votes:

Chairperson Michael Wilhelm	Absent
Vice Chairperson Dr. Karen Sherman	No
Commissioner Carolyn Wendel	No
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Commissioner Sean Rooney	Yes
Commissioner Shelia Wilkerson	Yes

The motion to approve passed 4 in favor, 2 opposed, with 1 absent.

Church of Jesus Christ of Latter-day Saints – Conditional Use Permit

Approximately 475 feet west of the intersection of Hazelton Road and Weston Street
Religious Use

Mr. Stanton stated that before a motion be made, a time period be included with an approval motion.

Mr. Wise stated that he would prefer an approval in perpetuity.

Commissioner Wilkerson stated she was concerned about a CUP in perpetuity because it was a residential area and if the use changed, it may not be reviewed.

Mr. Stanton stated if the use changed, it could only be to one permitted in the zoning district, or one that would require a CUP. If a CUP were required with a change in use, a new hearing would be required before the Planning Commission.

Vice-chairperson Dr. Sherman moved, seconded by Commissioner Wilkerson, to approve the conditional use permit in perpetuity with the condition it remain a religious use.

Votes:

Chairperson Michael Wilhelm	Absent
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 approve passed 5 in favor with 1 abstention and 1 absent.

Church of Jesus Christ of Latter-day Saints – Large Scale Development

Approximately 475 feet west of the intersection of Hazelton Road and Weston Street

Vice-chairperson Dr. Sherman stated that this had been previously reviewed by staff and Planning Commission before coming to the 10/7 meeting.

Commissioner Rooney asked if the site plan and site work were conditional as well.

Mr. Stanton stated if the general intensity of the site changed, the commission can bring the item back for review.

Mr. Perry stated if anything were developed in the future it would have to come back to the city.

Commissioner Arriola asked about lighting on the site.

Mr. Stanton stated that the photometric plan listed that the maximum of 0.1 footcandles at the property line at Hazelton.

Commissioner Ronney clarified that there is no light-bleed.

Mr. Stanton stated yes, at 0.1, it was negligible.

Commissioner Rooney moved, seconded by Commissioner Wilkerson to approve the Church of Jesus Christ of Latter-day Saints Large Scale Development.

Votes:

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

The motion to approve passed 5 in favor with 1 abstention and 1 absent.

Walnut Hill Phase 6 – Final Plat

Sharp Street & Biddie Street

Taylor Lindley, Crafton Tull, spoke to this item. He stated that there were 63 lots and just lacking the bonds.

Vice-chairperson Dr. Sherman asked if the bonds needed to be a condition of approval.

Mr. Stanton stated that the city typically collects the bonds prior to Council.

Commissioner Wendel moved, seconded by Arriola, to approve the Final Plat of Walnut Hill Phase 6.

Votes:

Chairperson Michael Wilhelm	Absent
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 approve passed 6 in favor with 1 absent.

Future Land Use Map Revision

Mr. Stanton presented the proposed revision to the Future Land Use Map and Master Street Plan.

Vice-chairperson Dr. Sherman clarified the position of proposed roads on the map.

A question was asked from the audience if the map was a plan to bring people into the city.

Vice-chairperson Dr. Sherman stated that was not the plan, but to have a plan if the property were ever brought into the city.

Mr. Perry clarified the position of the city on the annexation and acquisition of property. The city is not forcing people into the city with this plan, but that it is an organic process through voluntary requests. Mr. Perry clarified that the city reserves the right of eminent domain and that he is not aware that Pea Ridge has ever exercised this power.

Commissioner Arriola moved, seconded by Wendel, to recommend approval of the Future Land Use Map.

Votes:

Chairperson Michael Wilhelm	Absent
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 6 in favor with 1 absent.

8. Discussion

There was no additional discussion.

9. Adjourn

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

All in favor.

The motion to adjourn passed unanimously.

Respectfully submitted by:

Approved by:

Keegan Stanton, AICP
Planning Director

Michael Wilhelm
Chairperson

