

**Planning Commission
Board of Adjustment
September 2, 2025
6:00 p.m.**

1. Call to Order

The September 2, 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	Absent
Commissioner Juan Arriola	Present
Commissioner Sean Rooney	Present
Commissioner Adam Stokes	Present
Commissioner Shelia Wilkerson	Present

3. Review Minutes from August 5, 2025, Planning Commission Meeting.

Vice-chair Dr. Sherman motioned to approve the August 5, 2025, Planning Commission minutes as presented.

Commissioner Wilkerson seconded the motion.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Absent
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Commissioner Sean Rooney	Abstain
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 were no announcements.

5. Public Hearing

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

Kinney Creek Development, LLC - Rezone

12878 Schrader Road

A, Agriculture to R-2, Medium Density Residential

Braden Wise, Bates & Associates, stood to represent the item. He stated they were looking to rezone property south of the Yorktown development, south of Bussey Lane if it were to be extended. He stated he thinks it meets the Future Land Use Map.

Michelle Hoodock, 2307 Parnell Street, stated that she thought that this request went above and beyond what the city normally approves. She was afraid the white house would be surrounded by new homes. It was clarified that the white house was part of the request.

Marcos Nuno, 1509 Joyce Street, Yorktown Subdivision stated he was concerned with the traffic going through Bussey Lane as it is already busy.

There was no additional comment from the public.

Chairperson Wilhelm closed the public hearing

6. Old Business

7. New Business

Kinney Creek Development, LLC - Rezone

12878 Schrader Road

A, Agriculture to R-2, Medium Density Residential

Vice-chairperson Dr. Sherman clarified that the request was for R-2 which does not allow apartments or multi-family. She also asked if Bussey Lane was built to accommodate additional traffic. Staff clarified that it is a collector street.

Vice-chairperson Dr. Sherman asked if part of Shrader Road would be upgraded?

Mr. Wise stated that would be determined at Large Scale.

Chairperson Wilhelm stated that two entrances would be required.

Commissioner Stokes motioned, seconded by Commissioner Wilkerson, to approve the Kinney Creek Development, LLC rezone request to R-2, Medium Density Residential.

Votes:

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

Wellington Hills Phase 3 – Final Plat

Hickman Drive

Dan Cole, Sand Creek Engineering, represented the request. He stated that 59 residential lots in the third and final phase are a part of this request along with 1 lift station. He stated there was a disparity between the City's fee-in-lieu calculation and the cost to do the construction on their own.

Mr. Stanton stated that staff's recommendation was the acceptance of either a satisfactory fee-in-lieu or the full construction of Hickman improvements.

Mr. Cole stated that the ask at this meeting was to get Planning Commission approval of the plat and allow the applicant and staff to work out the path forward on the improvements ahead of the Council meeting.

A discussion between the commission, Mr. Cole, Skip Anderson of Anderson Custom Homes, and staff occurred over the topic of the improvements.

The conclusion of the discussion resulted in a solution that includes approval of the final plat with the collection of the fee-in-lieu, allow the developer to construct the road, and allow the developer the opportunity to petition the Council for reimbursement of funds in excess of construction costs.

Mr. Shane Perry, City Attorney, stated with this solution, the plat before the commission at this meeting meets our minimum requirements as we are collecting the fee-in-lieu as we would with any other development.

Vice-chairperson Dr. Sherman asked if there were any contingencies?

Mr. Perry stated there were not.

Vice-chairperson Dr. Sherman motioned, seconded by Commissioner Rooney, to approve the Wellington Hills Phase 3 Final Plat.

Votes:

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

Sycamore Park – Large Scale Development

505 Emery Boulevard

Zak Johnston, CK Civil Engineering, stood to represent the item. He stated that this is a request for 25 townhome units on the R-3 zoned portion of the larger Sycamore Park development.

Commissioner Rooney asked if they would be multi-story?

Mr. Johnston stated that they would be.

Mr. Rooney asked if they anticipated any upper floor decks.

Mr. Johnston stated that there would be no upper-story decks, just first-floor patios.

Mr. Stanton stated staff recommends one contingency that no CO be issued until the Sycamore Parks preliminary plat is completed.

Chairperson Wilhelm asked about any Health Department contingencies?

Mr. Mike Nida, Pea Ridge Water Utilities, stated no, that all of the infrastructure was tied to the preliminary plat.

Vice-chairperson Dr. Sherman moved, seconded by Commissioner Arriola to approve the Sycamore Parks large scale development contingent on ADH approval and completion of the Sycamore Parks preliminary plat.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Absent
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.

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:

Keegan Stanton, AICP
Planning Director

EST. 185 Approved by:

Michael Wilhelm
Chairperson

