

Planning Commission
Board of Adjustment
November 5, 2024
6:00 p.m.

1. Open Meeting

The November 5, 2024, Pea Ridge Planning Commission meeting was called to order by, Chairperson Michael Wilhelm.

2. Roll Call

Roll Call was taken by Planning Director Jessica Grady.

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

(Additional attendees are listed on the sign-in sheet)

3. Review Minutes from October 1, 2024, Planning Commission Meeting.

Commissioner Dr. Karen Sherman made a motion to approve the October 1, 2024, Planning Commission minutes as presented.

Commissioner Sean Rooney seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Carolyne Wendel – Yes

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

Commissioner Sean Rooney – Yes

Commissioner Adam Stokes - Yes

Motion passed unanimously.

4. Announcements

Pea Ridge City Park Amphitheater ribbon cutting event is Nov. 16, 2024

Public Engagement meeting to review the most recent Master Plan Drafts was a big success with over 100 citizens attending.

5. Public Hearing

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

- Zoning Code Revisions – Planned Zoning District (PZD) regulations, tabled from the October 1, 2024, Planning Commission meeting
Sue Elverston asked for the definition of a Planned Zoning District. Staff defined Planned Zoning District and presented the updated regulations which incorporates design standards. No additional comments were made.

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

6. Old Business

- Zoning Code Revisions - Planned Zoning District (PZD) regulations, tabled from the October 1, 2024, Planning Commission meeting
Commissioner Carolyn Wendell identified font corrections that should be made in the PZD document. Staff made note and will make the corrections.
Vice Chairperson Dr. Karen Sherman motioned to recommend the Planned Zoning District updated regulations, with the inclusion of the design standards, as presented. Commissioner Shelia Wilkerson seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Carolyn Wendell – Yes

Commissioner Juan Arriola – Yes

Commissioner Shelia Wilkerson – Yes

Commissioner Sean Rooney – Yes

Commissioner Adam Stokes - Yes

Motion to recommend passed unanimously.

- Ashton Gray Revisions – Slack St. and Ryan Rd.; Parcel # 13-03563-001
Chairperson Michael Wilhelm entertained a motion to amend the agenda to include Ashton Gray Revisions.
Vice Chairperson Dr. Karen Sherman motioned to amend the agenda to include Ashton Gray Revisions as an agenda item.
Commissioner Carolyn Wendell seconded the motion.

All in favor. 7 – Yes 0- no. Motion to amend passed unanimously.

Ali Carr, representative with Crafton Tull, stood to discuss the revisions. She stated the need to reduce the ingress/egress from two to one is temporary and is due to the construction timeline for the Weston Street extension.

Staff confirmed the required documentation for the Weston Street extension has been received, signed, and recorded with Benton County.

Vice Chairperson Dr. Karen Sherman motioned to approve the Ashton Gray revisions, with changes to the ingress/egress off Ryan Rd., due to the timeline of the Weston Street extension.

Commissioner Adam Stokes seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

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

Motion to approve passed unanimously.

7. New Business

- Walnut Hill Subdivision Phase 4 Final Plat – NWA LD LLC; S.W. Andy Buck Rd./HWY 94

Ali Carr, representative with Crafton Tull, stood to discuss the final plat request. Staff reported there are no outstanding comments. The bond estimate has been approved and are due to be submitted to the City Clerk by Thursday November 7, 2024.

Vice Chairperson Dr. Karen Sherman motioned to recommend the Final Plat for Walnut Hill Subdivision Phase 4 located at S.W. Andy Buck Rd and HWY 94 for approval.

Commissioner Sean Rooney seconded the motion.

Votes:

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

Motion to recommend passed unanimously.

- 7Brew Large-Scale Development - Slack Street; Parcel # 13-03563-000
Ali Carr, representative with Crafton Tull, stood to discuss the Large-Scale Development request for 7Brew.

Staff reported all comments have been addressed.

Commissioner Carolyn Wendell motioned to approve the Large-Scale Development request for 7Brew.

Commissioner Juan Arriola seconded the motion.

Votes:

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

Motion to approve passed unanimously.

8. Board of Adjustments
None

9. Adjourn

Vice Chairperson Dr. Karen Sherman motioned to adjourn.

Commissioner Carolyn Wendell seconded the motion.

All in favor. 7 - Yes

Motioned to adjourn was approved unanimously.

Respectfully submitted by:

Approved by:

Jessica Grady
Planning Director

Michael Wilhelm
Chairperson

