

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

1. Open Meeting

The February 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 – Absent

Commissioner Sean Rooney – Present

Commissioner Adam Stokes - Present

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

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

Vice Chairperson Dr. Karen Sherman made a motion to approve the January 7, 2025, Planning Commission minutes as presented.

Commissioner Carolyne Wendell 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

Motion passed unanimously.

4. Announcements

There were no City announcements.

5. Public Hearing

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

- McKinney, Douglas Rezone – Agricultural to R1 (Low Density Residential); Rd.; 2.42 acres on Clark Street for a portion of Parcel # 13-00017-006

The McKinney representatives stood to discuss the rezone request for 2.42 acres located on Clark Street.

The purpose of the request is to rezone from Agricultural to R1 Low Density Residential.

Vice Chairperson Dr. Karen Sherman stated there was some confusion about this rezone - the request is from Agricultural to R1 (Low Density Residential).

There were no public comments.

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

6. Board of Adjustments

- Shelby Forrest Phase 2 Subdivision Variance Request: 1. No Curb or Gutter 2. No Sidewalks 3. No Street Lights.

Vice Chairperson Dr. Karen Sherman made a motion to approve Shelby Forrest Phase 2 Subdivision variance Request 1. No Curb or Gutter on Streets.

Commissioner Carolyn Wendell seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Carolyn Wendell – Yes

Commissioner Juan Arriola – Yes

Commissioner Sean Rooney – Yes

Commissioner Adam Stokes – Yes

Motion passed unanimously.

Chairperson Juan Arriola made a motion to approve Shelby Forrest Phase 2 Subdivision variance Request 2. No Sidewalks.

Commissioner Adam Stokes seconded the motion.

Votes:

Chairperson Michael Wilhelm – Yes

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Carolyn Wendell – Yes

Commissioner Juan Arriola – Yes

Commissioner Sean Rooney – Yes

Commissioner Adam Stokes – Yes

Motion passed unanimously.

Vice Chairperson Dr. Karen Sherman made a motion to approve Shelby Forrest Phase 2 Subdivision variance Request 3. No Street Lights.

Commissioner Carolyn Wendell seconded the motion.

Votes:

Chairperson Michael Wilhelm – No

Vice Chairperson Dr. Karen Sherman – Yes

Commissioner Carolyn Wendell – Yes

Commissioner Juan Arriola – Yes

Commissioner Sean Rooney – Yes

Commissioner Adam Stokes – Yes

Motion passed.

7. Old Business - None

8. New Business

- McKinney, Douglas Rezone – Agricultural to R1 (Low Density Residential); Rd.; 2.42 acres on Clark Street for a portion of Parcel # 13-00017-006

Commissioner Carolyn Wendell motioned to recommend the rezone, for McKinney, Douglas, located on Clark Street, from Agricultural to R1.

Vice Chairperson Dr. Karen Sherman 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

The motion to recommend was unanimous.

- Tractor Supply Company Large Scale Development – 4.53 acres on Lee Town Road; – a portion of Parcel # 18-04333-000

Vice Chairperson Dr, Karen Sherman motioned to recommend Tractor Supply Company Large Scale Development

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 Sean Rooney – Yes
Commissioner Adam Stokes - Yes

The motion to recommend was unanimous.

- 0806 Investments LLC Preliminary Plat for Shelby Forrest Phase 2 – 12.03 acres on Forrest Drive

Vice Chairperson Dr, Karen Sherman motioned to recommend 0806 Investments LLC Preliminary Plat for Shelby Forrest Phase 2 – 12.03 acres on Forrest Drive pending Health Department Approval

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 Sean Rooney – Yes
Commissioner Adam Stokes - Yes

The motion to recommend was unanimous.

- DR Horton Inc. Rolling Meadows Subdivision Preliminary Plat request for phases – N.E. Corner of Lee Town Road and Greer Street; Parcel # 13-00075-121, 13-00075-125, & 13-00075-126

Vice Chairperson Dr, Karen Sherman motioned to recommend DR Horton Inc. Rolling Meadows Subdivision Preliminary Plat request for phases – N.E. Corner of Lee Town Road and Greer Street; Parcel # 13-00075-121, 13-00075-125, & 13-00075-126

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 Sean Rooney – Yes



Commissioner Adam Stokes - Yes

The motion to recommend was unanimous.

- Lexington Subdivision Preliminary Plat request for phases – AR 72 Hwy.; Parcel # 13-00022-000, 13-00028-000, & 18-05598-000

Vice Chairperson Dr. Karen Sherman motioned to recommend Lexington Subdivision Preliminary Plat request for phases – AR 72 Hwy.; Parcel # 13-00022-000, 13-00028-000, & 18-05598-000

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 Sean Rooney – Yes

Commissioner Adam Stokes - Yes

The motion to recommend was unanimous.

9. Adjourn

Commissioner Carolyn Wendell motioned to adjourn.

Vice Chairperson Dr. Karen Sherman seconded the motion.

All in favor. 6 - Yes

The Motion to adjourn was unanimous.

Respectfully submitted by:

Approved by:

Planning Director

Michael Wilhelm
Chairperson

