



## Planning Commission & Board of Adjustment

Pea Ridge City Hall  
975 Weston Street  
June 3, 2025  
6:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Review Minutes
  1. May 6<sup>th</sup>, 2025, Planning Commission Meeting
- IV. Announcements
- V. Public Hearings
- VI. Old Business
- VII. New Business
- VIII. Discussion
  1. Future Land Use Map
- IX. Board of Adjustments
- X. Adjourn

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

**1. Call to Order**

The May 6, 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	Present
Commissioner Sean Rooney	Present
Commissioner Adam Stokes	Present

**3. Review Minutes from April 1, 2025, Planning Commission Meeting.**

Commissioner Wilkerson motioned to approve the April 1, 2025, Planning Commission minutes as presented.

Commissioner Wendel seconded the motion.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Abstain
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 abstention.**

**4. Review Minutes from April 17, 2025, Planning Commission Meeting.**

Commissioner Stokes motioned to approve the April 17, 2025, Planning Commission minutes as presented.

Commissioner Arriola seconded the motion.

Votes:

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

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

**5. Announcements**

Mr. Keegan Stanton reminded the commission and audience of the Ridge Report.

**6. Public Hearing**

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

**West – Rezone**

1136 North Curtis Avenue  
R-1, Low Density Residential & C-1, Neighborhood Commercial, to C-2, General Commercial

Aaron West stood to discuss the rezoning request for C-2, General Commercial at 1136 North Curtis Avenue. Mr. West stated that there were 2 lots already with an existing business.

There was no additional comment from the public.

Chairperson Wilhelm closed the public hearing.

**West – Rezone**

1136 North Curtis Avenue  
R-1, Low Density Residential & C-1, Neighborhood Commercial, to C-2, General Commercial

Vice Chairperson Dr. Sherman asked if they were zoned R-1 and C-1.

Mr. West stated that they were just R-1.

Mr. Stanton clarified that there was a small portion zoned C-1. He also stated that the building sits centrally on the site.

Vice Chairperson Dr. Sherman motioned, seconded by Commissioner Wilkerson, to approve the West R-1, Low Density Residential & C-1, Neighborhood Commercial to C-2, General Commercial.

**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 approve passed with 7 in favor.**

**PRC 3 Lot 11 Commercial – Large Scale Development**

401 Slack Street

City Attorney Mr. Shane Perry exited the chambers and recused himself.

Libby Topping, Crafton Tull, stood to represent the item.

Vice Chairperson Dr. Sherman asked about the drainage and stormwater going down 72 and Ryan Road. She stated that she does not believe the issues are any fault of the development or subdivision.

Dustin Phy, Community Development, stated that the city was just now starting to look into the issue.

Ms. Topping stated she would be happy to look into the issue and discuss with the city.

Mr. Stanton stated that there is a staff recommendation to include a contingency for a 24-foot drive for a 2-way drive aisle in the rear of the development.

Commissioner Stokes motioned, seconded by Commissioner Rooney, to approve the PRC 3 Lot 11 Commercial contingent upon ADH approval of the fire line and the 24-foot 2-way drive aisle.

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 approve passed with 7 in favor.**

**White Subdivision – Minor Subdivision** EST. 1850  
496, 522, & 539 Kelly Lane

Teri White, 522 Kelly Lane, stood to represent the item.

Chairperson Wilhelm asked if there were any staff recommendations.

Mr. Stanton stated no contingencies, just approval.

Commissioner Wilkerson asked Mr. Stanton to describe the minor subdivision.

Mr. Stanton explained the lot split, minor subdivision, and preliminary plat/final plat process.

Vice Chairperson Dr. Sherman motioned, seconded by Commissioner Wilkerson, to approve the White Subdivision.

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 approve passed 7 in favor.**

**Bible Way Baptist Church – Large Scale Development**  
Northwest Corner of S. Harvey Wakefield Ave. and N. Highway 94

Braden Wise, Bates and Associates, stood to represent the item.

Vice Chairperson Dr. Sherman asked if previous comments had been addressed.

Mr. Stanton stated yes.

Commissioner Wilkerson asked where the stormwater discharges leaving the site.

Mr. Wise stated that it discharges into the ArDOT ditch on Highway 94.

Vice Chairperson Dr. Sherman stated that it would end up going to Hickman Road.

Vice Chairperson Dr. Sherman moved, seconded by Commissioner Wendel, to approve the Bible Way Baptist Church Large Scale Development.

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 table passed 7 in favor.**

9. Adjourn

Commissioner Wendel moved to adjourn.

Vice Chairperson Dr. Sherman seconded the motion.

**All in favor.**

**The motion to adjourn passed unanimously.**

**Respectfully submitted by:**

**Approved by:**

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**Keegan Stanton, AICP**  
**Planning Director**

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**Michael Wilhelm**  
**Chairperson**

