

**Planning Commission
Board of Adjustment
July 1, 2025
6:00 p.m.**

1. Call to Order

The July 1, 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

3. Review Minutes from June 3, 2025, Planning Commission Meeting.

Vice-Chair Dr. Sherman motioned to approve the June 3, 2025, Planning Commission minutes as presented.

Commissioner Arriola 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
Commissioner Shelia Wilkerson	Absent

The motion to approve passed 6 in favor with 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.

Patterson – Rezone

494 South Davis Street

R-1, Low Density Residential to & A, Agriculture to R-2, Medium Density Residential

Jesse Fulcher, Calara Group. Mr. Fulcher stated they had the property under contract and are working on annexing additional property that is in the county.

Don Dekeno – 546 South Davis Street. Concerned with ability of roads to handle additional housing. He stated there is a drainage issue where water falls from the north onto their property. He stated their were other neighbors from his street in attendance.

Brenda Dekeno – 546 South Davis Street. She stated that her concerns are with run-off and children wandering onto her property. Also stated concerns with rise in police calls and increasing insurance rates. She stated concerns with roads and their capacities. She asked if these issues were addressed by the Planning Commission.

Chairman Wilhelm stated those issues are handled with the Large Scale Development.

Vice-chair Dr. Sherman added that the rezone was only being considered tonight, and that the property under consideration was just the 6 acres within the city limits.

Ben Jarmin – 692 South Davis. He stated he had concern with sewer capacity and where additional flows would go. He also stated concerns with street capacity and potential traffic.

Braden Wise, Bates & Associates. He stated the request is for an additional 110' of C-2 to the north of the existing area zoned C-3 on the property. It is currently split-zoned, both C-3 and R-2.

There was no additional comment from the public.

Chairperson Wilhelm closed the public hearing

6. Old Business

There was no old business to consider.

7. New Business

PRBD, LLC – Rezone

1838 West Pickens Road

R-2, Medium Density Residential to C-2, General Commercial

Vice Chairperson Dr. Sherman motioned, seconded by Commissioner Wendel, to approve the PRBD LLC rezone request to C-2, General Commercial.

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
Commissioner Shelia Wilkerson	Absent

The motion to approve passed 6 in favor with 1 absent.

Jameson Place – Large Scale Development

Slack Street & Manfield Avenue

Crafton Tull. East of Bob Maloney's Collision center and west of Casey's. Building detention on site, with utilities already on site as well. Two entrances, one off of Manfield, the other off of Slack.

Commissioner Stokes motioned, seconded by Commissioner Arriola, to approve the Jameson Place Large Scale Development.

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
Commissioner Shelia Wilkerson	Absent

The motion to approve passed 6 in favor with 1 absent.

Vice-chair Dr. Sherman explained to the audience the commission's process for reviewing plans and requests.

Vice-chair Dr. Sherman moved, seconded by Wilhelm to move the Patterson rezone request, item 1 under Public Hearings, to New Business.

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
Commissioner Shelia Wilkerson	Absent

The motion to approve passed 6 in favor with 1 absent.

PRBD, LLC – Large Scale Development

1838 West Pickens Road

Braden Wise, Bates & Associates. He stated this has been seen before several years before. Commercial development just north of the high school.

Vice-chair Dr. Sherman asked about the proposed road that did not have enough ROW.

Mr. Stanton stated that the agreement with the developer is that the city will accept the street up to the point the 50' ROW width ends, with the remainder being private, until such time the city is ready to accept it. We have a draft document called an irrevocable offer of dedication that will be recorded and allows the city to accept it when the city is ready. It does not obligate the city to take it, but will allow it if the remainder of the ROW on the adjacent property becomes available. There is room for 2-way traffic with 10-foot lanes.

Vice-chair Dr. Sherman moved, seconded by Stokes, to approve the PRBD Large Scale Development contingent on Health Department approval.

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
Commissioner Shelia Wilkerson	Absent

The motion to approve passed 6 in favor with 1 absent.

Patterson – Rezone

494 South Davis Street

R-1, Low Density Residential to & A, Agriculture to R-2, Medium Density Residential

Jesse Fulcher, Calara Group addressed several comments from the neighbors including drainage and traffic.

Commissioner Wendel requested to see the Future Lane Use Map.

Vice-chair Sherman responded to questions about a potential layout of the subdivision.

City Attorney Shane Perry explained the decision-making process that the Planning Commission undertakes.

Chairperson Wilhelm stated his concern was with the property surrounding R-1 and putting R-2 directly adjacent to it. He would like to see it have a buffer of R-1.

Vice-chair Dr. Sherman stated that it is right up against what the Future Land Use Plan is calling for future commercial.

Chairperson Wilhelm stated it could just be R-1 along Davis. He also stated that there was plan for commercial and light industrial further north.

Vice-chair Dr. Sherman asked about any plans for work to be done to Davis.

Monte Keene, Street Superintendent, stated that there's no point in doing work to Davis without reconstructing underneath the surface and completing any utility work before improving the road.

Vice-chair Dr. Sherman stated that it may not be productive to spend the money to repave Davis without doing utility and street work beneath the surface first. She also stated the city may work with the developer to do additional improvements based on what is proposed by the developer.

Commissioner Stokes stated that Davis sees 400 cars per day.

Commissioner Rooney asked how the commission can implement a buffer once it is rezoned to R-2.

Chairperson Wilhelm stated there was no requiring the applicant to go back to R-1 once it has been approved.

Vice-chair Dr. Sherman asked what the long range plan showed on the property.

Mr. Stanton stated it was Residential Estate.

Vice-chair Dr. Sherman asked what the draft long range plan showed on the property.

Mr. Stanton cautioned the commission not to use a draft document that has not been approved to make a decision. He stated the draft would no longer have the property listed as Residential Estate.

Vice-chair Dr. Sherman asked Mr. Fulcher about the plans to purchase additional property.

Mr. Fulcher stated that it was specifically the remainder of the Patterson Farm which does connect to Lee Town.

The Commission viewed the additional property owned by the Pattersons.

Mr. Stanton stated that annexed property defaults to Agriculture zoning and would need to be rezoned to any other district.

Mr. Perry pointed out the proposed collector street.

Mr. Fulcher asked for clarification on the appeal process should the request be denied. He requested the item be tabled to the following meeting.

Vice-chair Dr. Sherman moved, seconded by Chairperson Wilhelm, to table the Patterson rezone request to R-2 to the August Planning Commission agenda.

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
Commissioner Shelia Wilkerson	Absent

The motion to table passed 6 in favor with 1 absent.

8. Discussion

There was no additional discussion.

9. Adjourn

Vice Chairperson Dr. Sherman moved to adjourn.

All in favor.

The motion to adjourn passed unanimously.

Respectfully submitted by:

Approved by:

Keegan Stanton, AICP
Planning Director

Michael Wilhelm
Chairperson