

**MINUTES**  
**ROGERS PLANNING COMMISSION**  
**March 19, 2019**

**CALL TO ORDER**

The meeting of the Rogers Planning Commission was held on March 19, 2019 at 7:00 p.m. and was called to order with Commissioners Binkley, Jullie, Silverstein, Bryan, Plansky, Kraemer, and Nei present.

Member(s) excused: Bourgeois and Terhaar.

Also present were Councilmember Bruce Gorecki, City Planner/Economic Development Coordinator Jason Ziemer, and Associate Planner Amy Patnode.

**SET AGENDA**

The Agenda was set as submitted.

Commissioner Kraemer moved, Commissioner Nei seconded the motion to approve the agenda as submitted.

On the vote, all members voted AYE. Motion carried.

**CONSENT AGENDA**

**4.1 Approval of the February 19, 2019 Planning Commission Meeting Minutes**

Commissioner Nei moved, Commissioner Binkley seconded a motion to approve the February 19, 2019 Planning Commission Minutes.

On the vote, all members voted AYE. Motion carried.

**PUBLIC HEARINGS**

**5.1 Public Hearing to Consider a Request from Jordan Swanson, for an Interim Use Permit to Conduct an Extended Home Occupation License.**

Associate Planner Patnode provided a brief background and commented on the following:

- Property is located at 14590 Starlite Drive.
- Item will be tabled; the building inspector needs to complete a permit review.

Chair Silverstein opened the meeting for public comment.

Jim Fredrick, 22330 Oak Ridge Drive: There is an issue with the material stored on the property and the second driveway is wide and looks like a business entrance. There are also employees who work at the property which I understand is okay to have, but it's a residential area and don't appreciate a concrete business in my front yard.

David Nies, 22465 Oak Ridge Drive: Although employed full-time, the operation doesn't appear to cause any harm to my property. Little to no traffic, and no excessive outdoor noise.

Daniel Proell, 22275 Oak Ridge Drive: Adjacent to the applicant's property and doesn't have issues with the activities or the business he has been running.

Jordan Swanson, 14560 Starlite Drive: Here to conform to code and make neighbors comfortable with my business. Materials will be leaving the site and no other dump trucks will be coming to the site. One truck and trailer leave the property in the morning, and leave at night. Working on selling a trailer to reduce my inventory.

The Planning Commission briefly discussed other site logistics about the business.

Commissioner Binkley moved, Commissioner Nei seconded a motion to table the request from Jordan Swanson, for an Interim Use Permit and to continue the public hearing to the April 16, 2019 Planning Commission meeting at 7:00 pm at the Rogers Community Room.

On the vote, all members voted AYE. Motion carried.

## **NEW BUSINESS**

### **6.1 Consider the Request for a Site Plan Amendment for Alside, Located at 20015 S. Diamond Lake Road**

Associate Planner Patnode provided background information and commented on the following:

- The company Alside (Tenant), is locating into 20015 S. Diamond Lake Road and requesting alterations to the site.
- Tenant will construct two, 12'x 14' drive-in doors on the north building elevation and as a result, 5 parking stalls will be removed.
- Tenant will construct a 110' x 182', 10-foot-tall fence for an outdoor storage area.
- Alside previously leased space in the 20195 S. Diamond Lake Road building, adjacent to the new building.

There was a brief discussion by the Planning Commission.

Commissioner Nei moved, Commissioner Binkley seconded a motion to approve a site plan amendment for 20015 South Diamond Lake Road to alter the north building elevation, subject to the following conditions:

1. The two dock doors shall match the submitted plans.
2. Any lighting added to the north building exterior shall comply to Section 125-332 of City code.
3. The fire department comments must be addressed.

On the vote, all members voted AYE. Motion carried.

Commissioner Nei moved, Commissioner Kraemer Seconded a motion to approve the site plan amendment for 20015 South Diamond Lake Road to construct a fence, subject to the following conditions:

1. The fence shall match the existing fences height at 10 feet.
2. The fence shall be screened with tube slats that match the existing fence.

3. The fence dimension shall be 110 feet by 182 feet as indicated on the submitted fence permit.
4. No hazardous materials shall be stored in the fenced area.
5. The Fire Department shall be granted access to the gated area.
6. The construction or alteration of fences will require a site plan amendment.

On the vote, all members voted AYE. Motion carried.

## **6.2 Consider Variance and Site Plan Approval Requests for School District 728.**

City Planner Ziemer provided background information and commented on the following:

- 8 Tennis courts will be constructed on the High School Property.
- 6 tennis courts will be removed from the Middle School Property.
- A chiller unit will be constructed adjacent to the Middle School by the south entrance.
- Both the chiller unit and 8 tennis courts are requesting a variance to exceed the allowable height of a fence by two feet, for a total height of 10-feet.

Chair Silverstein opened the meeting for public comment.

There were no comments registered.

Commissioner Nei moved, Commissioner Kraemer seconded a motion to close the public hearing.

On the vote, all members voted AYE. Motion carried.

There was a brief discussion by the Planning Commission.

Commissioner Nei moved, Commission Kraemer seconded the motion to recommend approval of the variance to fence height, allowing the fences to exceed the maximum allowed by two (2) feet, based on findings established by the Commission.

On the vote, all members voted AYE. Motion carried.

Commissioner Nei moved, Commissioner Kraemer seconded the motion to approve the site plan for the tennis courts for Rogers High School and chiller units at Rogers Middle School.

On the vote, all members voted AYE. Motion carried.

## **OTHER BUSINESS**

### **7.1 Clarification from January 15, 2019 Planning Commission Meeting Minutes.**

Associate Planner Patnode clarified the Vice-Chair position for the Planning Commission. An amendment of the January 15, 2019 meeting minutes will be on the April consent agenda.

## **ADJOURN**

Commissioner Kraemer moved, Commissioner Jullie seconded a motion to adjourn the meeting at 7:48 p.m.

On the vote, all members voted AYE. Motion carried.