

WHEN: April 16, 2008

TIME: 5:30 p.m. The Benton County Planning Board will meet to receive Public Comments on any of the proposed projects on the agenda.

PLACE: Benton County Administration Building, 215 East Central Avenue
Quorum Courtroom, 3rd Floor (Suite 324)
Bentonville, AR 72712

MINUTES FOR REGULAR PUBLIC HEARING

1. Call to Order

2. Roll Call

The following Benton County Planning Board members were present: Scott Borman, Mark Gray, Caleb Henry, Bill Kneebone, Adele Lucas, and Tim Sorey; Heath Ward was not present. The following Benton County Planning Office staff members were present: Ashley Pope, Kathleen Davis and Karen Stewart.

3. Disposition of the Minutes of March 5, 2008 technical advisory committee meeting and the March 19, 2008 public hearing meetings as distributed

Mr. Kneebone made a motion to accept the March 5 TAC meeting minutes and the March 19 public hearing meeting minutes; Ms. Lucas seconded the motion.

Mr. Borman, Mr. Gray, Mr. Henry, Mr. Kneebone, Ms. Lucas and Mr. Sorey all voted in favor of the motion; the motion was passed.

4. Reports of Planning Board members

None of the Board members had anything to report.

5. Public Comment

Mr. Sorey stated that the two items on the agenda this evening were the informal plat application for Eva Meadows in Siloam Springs and the large scale development application for the Fairmount Fire Station, also in Siloam Springs. He opened public comment on these two items; there was none and public comment was closed.

6. Old Business:

A. Informal Plat – **Eva Meadows** - Nicodemus Church Road, Siloam Springs – James Surveying

There was no representation for this project.

Ms. Pope noted the lack of representation, but stated that Staff was prepared to recommend approval, contingent upon the applicant paying their final fees, obtaining a fire letter, and obtaining Health Department approval of the subdivision, if needed.

Mr. Sorey asked if there were any other items or stipulations for this project; Ms. Pope stated that there were not. There was no further Board discussion of this project.

Mr. Borman made a motion to approve the informal plat application subject to stipulations; Mr. Kneebone seconded the motion. Mr. Borman, Mr. Gray, Mr. Henry, Mr. Kneebone, Ms. Lucas and Mr. Sorey all voted in favor of the motion; the motion was passed.

7. **New Business:**

A. Large Scale Development - **Fairmount Fire Station** - 15042 Fairmount, Siloam Springs - Clark Consulting

Steve Clark of Clark Consulting, 3715 Business Drive in Fayetteville, represented the large scale development.

Ms. Pope stated that the applicant had submitted the required information regarding the Siloam Springs water line and the Health Department approval for the project. Staff recommended approval contingent upon meeting the requirements of Benton County's floodplain ordinance.

Mr. Clark and Ms. Pope discussed these requirements; Ms. Pope stated that the project is located in a Zone A and clarified that the applicant needed to build one foot above the base flood elevation (BFE). Mr. Clark asked if Staff would require a full engineering study of the floodplain; Ms. Pope stated that that would not be necessary, that the BFE could be estimated based on physical features and the building constructed one foot above that.

Mr. Borman made a motion to approve the large scale development application subject to stipulations; Mr. Gray seconded the motion. Mr. Borman, Mr. Gray, Mr. Henry, Mr. Kneebone, Ms. Lucas and Mr. Sorey all voted in favor of the motion; the motion was passed.

8. **Announcements**

Ms. Pope announced that on Wednesday, April 23rd, the Zoning Committee and Focus Groups would be meeting for their "kickoff" of the general planning process; all members are expected to attend and the Planning Board members who are not on the committee are welcome to attend. The meeting will take place at 6:30 p.m. at the Rogers Public Library. It will be the first meeting and will be a "round-table" discussion to identify the issues that the members wish to work on.

9. **Adjournment**

Mr. Sorey made a motion to adjourn; Mr. Borman seconded the motion. All members voted in favor of the motion; the motion was passed.

Respectfully submitted,

Ashley E. Pope

Planning Director