

August 03, 2011

**TECHNICAL ADVISORY COMMITTEE MEETING
OF THE
BENTON COUNTY PLANNING BOARD**

I. Roll Call: Mark Curtis, Cindy Jones, John Pate, Starr Glenn, Jim Cole. Staff was represented by Elizabeth Bowen, Benton County General Services Administrator, Richard McKeehan, Sr. Planner, Harmony Linton, Planning Coordinator and Donna Fallin

II. Disposition of the Minutes: 7/6/2011 T.A.C. Minutes unanimously approved

III. Reports of Planning Board members: Mark Curtis served as Chairperson in Lane Gurel's absence.

IV. New Business:

A. Time Extension/Large Scale Development-Centerton Quarry, The Rogers Group Represented by Tim Gorman and Gary Webb. Mr. Gorman gave a brief history of the project which was first presented to the Planning Board in July 2006. In March 2007 a one year time extension was approved. A second extension for three years was approved in March 2009 that is due to expire 12/31/2011. Mr. Gorman stated that all of the permits with the state were still in tact and that he did not believe the water line running through the property would be a problem.

Harmony Linton advised the Board that one of the stipulations for approval of the 2009 extension was that if there were additional extensions, the project would have to resubmit a new LSD application.

Chairman Mark Curtis asked: Who owns the land in question?

Mr. Gorman answered: The Rogers Group owns the property.

Chairman Curtis asked: Is there an agreement with Decatur Schools?

Mr. Gorman answered: There was an initial 2006 agreement that was still in tact.

Chairman Curtis asked: Is there an agreement with the state Highway Department concerning the interface with Hwy. 102?

Mr. Gorman answered: The initial 2007 agreement with the Highway Department has not been updated.

Chairman Curtis asked: Did the group come to an agreement with the Water Authority?

Mr. Gorman answered: No, but they had spoken with them and they were willing to have a meeting to discuss a possible agreement.

Mr. Curtis stated that The Rogers Group needed to revisit the agreements with the Decatur Schools and the Highway Department because things may have changed in the five years since the project was submitted. The Board, as a whole, was concerned about blasting in such close proximity to a major water line.

Richard McKeehan expressed concern that no agreement with the water authority had been reached to date.

Harmony Linton told the board that in the five years since the start of the project, there had been quite a significant process and if the Rogers Group has to reapply, she and the Board will have to determine what parts of the process, completed to date, the applicants

will be required to do again. Staff will work with applicant on a new LSD application which will come before the Board at a later date.

B. Communication Tower Variance, T-Mobile AR01454, Selective Site Consultants, Inc. 19050 W. Hwy 12, JP District

Harmony Linton updated the Board on the application for a variance for the T-Mobile Communication Tower. Selective Site Consultants are no longer asking for a variance. They have moved the tower site on the property to meet all county and state requirements. Ms. Linton advised the Board that had this project been submitted in this way initially, it would have been handled administratively.

The Board agreed this project could now be handled Administratively by Ms. Hinton

V. Adjournment: 6:35