



**Benton County Planning Board  
Public Hearing  
Technical Advisory Committee Meeting**

October 15, 2014

6:00 PM

Benton County Administration Building  
215 East Central Avenue, Bentonville AR

**Planning  
Board  
Approval:**

11/05/14

**Meeting Minutes**

**PUBLIC HEARING:**

**Call to Order:** The meeting was convened at 6:00 PM by Planning Board Chair Starr Leyva.

**Roll Call:** Starr Leyva, Ron Homeyer, Ashley Tucker, Rick Williams, and Jim Cole were present. Mark Curtis was absent.

**Staff present:** Administrator of General Services – John Sudduth, Building Official – Glenn Tracy, Planning Manager – Kevin Gambrill, Senior County Planner – Mike McConnell and County Planner - Taylor Reamer were present.

**Public Present:** 3 members of the public were present. (See attached sign in sheet for additional information).

**Disposition of Minutes:** Mr. Tucker moved to approve the October 1, 2014 Planning Board Meeting Minutes. The motion was seconded by Mr. Cole. The motion carried 5-0.

**General Public Comment:** None

**Old Business:** None

**New Business:**

**A. Martin Building Products Site Plan Review – Major Amendment, #14-498, 4600 Old Wire Rd., Lowell 18-04071-001**

**Represented by Nathan Martin 4600 Old Wire Rd., Rogers 72758 and Bill Platz PO Box 223, Bentonville 72712**

**Staff Report:**

Nathan Martin, applicant and property owner for Martin Building Products, is proposing to construct a 6,000 sf industrial / light manufacturing building on the subject property. The proposed structure would supplement existing operations on site. In addition to the proposed building, applicant proposes to install a septic system with lateral lines, a potable water tank, and grading / drainage revisions to the proposed building site. Presently, the subject property is improved with a 2,100 sf +/- single-family dwelling (containing the business office), a 1,200 sf residential accessory shed, a 4,750 sf industrial (light manufacturing) building, and a 2,400 sf industrial storage building. The site is accessed from Old Wire Road via a private gravel drive varying in width from 16 feet to 30 feet. Martin Building Products rolls out form metal, stores the metal coils as well as steel building components (including fasteners, trim, and closures). The proposed building will be used primarily as a steel coil warehouse and a trim folding shop. The existing building will continue to roll the steel product.

**To date, the following items are outstanding:**

1. ADEQ Notice of Coverage (NOC) and accompanying Stormwater Pollution Prevention Plan (SWPPP) to be posted on site (*prior to issuance of building permit*).

**Board Comment:**

Mr. Tucker asked where the nearest fire hydrant was to the property.

Mr. Martin stated the Rogers city limits would have the nearest hydrant, 1.5 miles away. There are no water lines on or near Mr. Martin's property.

Mr. Tucker asked if there was going to be a problem with the Fire Marshal due to no hydrant in the vicinity of the development.

Mr. Tracy stated Fire Marshal – Marc Trollinger would have to make that judgment.

Mr. Tucker asked if there was approval for the water holding tanks from ADH.

Ms. Leyva stated that in the Staff report the applicant has submitted application.

Mr. Martin stated he has not submitted any application for the potable water tanks, he was not aware there was a permitting process for the potable water tanks. The approval he has from ADH is for his bathroom refuse storage tanks.

Ms. Leyva stated there is a semi-public water supply permit from ADH.

Mr. Tucker stated there may be a permitting process for semi-public water storage tanks. Since the private well currently services the residence and the applicant is proposing to make the water available to his employees it becomes a semi-public water source. The State will have to approve this system.

Mr. Leyva asked for clarification for the location of the bathroom holding tanks.

Mr. Martin stated the southwest corner will house the bathroom holding tank, not the northwest corner.

**Public Comment:**

**Sue Keith Elverston 11297 Blue Jay Rd., Pea Ridge AR**

Ms. Elverston stated that she supports the application and it appears that the Board is informing the applicant of missing items at the last minute. The applicant is trying to do something positive and it being informed at the last minute of things that need to be done.

**Vote:** Mr. Tucker moved to approve the Martin Building Products Site Plan Review – Major Amendment. Mr. Williams seconded the motion. The motion carried 5-0.

Public Hearing adjourned at 6:20pm.

**TECHNICAL ADVISORY COMMITTEE**

**Call to Order:** 6:20 pm

**Old Business:** None

**New Business:** None

**Other Business:** None

**STAFF UPDATES:**

**A. Administrative Approvals**

- I. Joyner Minor Subdivision, Tract Split, Phillips Cemetery Rd., Cave Springs 18-09328-000
- Total acreage of 19.05 acres
  - Tract 1 – 14.05 acres
  - Tract 2 – 5.00 acres
  - Approved October 2, 2014

**DISCUSSION ITEMS:**

**A. Courtesy Review project from Siloam Springs, TRC 10-15-2014 - FP14-01 (Final Plat) / Roderick Allen 18-12741-000**

Staff made the Board aware of a tract split taking place in the city of Siloam Spring's ETJ. The property is owned by Roderick Allen and the Board had previously approved a Site Plan Review on a subdivided tract once owned by Mr. Allen. This area of the County had been controversial and Staff wanted to make the Board aware of further planning activity in the area.

Meeting Adjourned at 6:30 pm.

