



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

November 5, 2014

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

Planning
Board
Approval:

11/19/14

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, Jim Cole, and Sean Collyge were present. Mark Curtis was absent.

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

Public Present: 2 members of the public were present. (See attached sign in sheet for additional information).

Disposition of Minutes: Mr. Tucker moved to approve the October 15, 2014 Planning Board Meeting Minutes. The motion was seconded by Mr. Cole. The motion carried 5-0.

General Public Comment:

Patricia Brown, 13874 Branch Rd., Garfield AR 72732

Ms. Brown inquired about the second item on the TAC agenda for November 5. She owns property adjacent to the Hernandez, Anima, Ramos Variance proposal and wanted to find out more about the variance request.

Old Business: None

New Business: None

Public Hearing adjourned at 6:03pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:03 pm

Old Business: None

New Business:

- A. **Barbian Variance, #14-488, 22432 Bozarth Cemetery Rd., Gentry AR 72734**
Represented by Louis Barbian, 22432 Bozarth Cemetery Rd., Gentry AR 72734

Staff Report: The applicant, Louis Barbian, proposes a minor subdivision to split the existing 25.00 acre parcel into two (2) tracts. Proposed tract one (1) would be 1.22 acres in area, and contain the existing residence and associated structures. Proposed tract two (2) would be 23.78 acres, containing the residual lands and be vacant / unimproved. To proceed with the tract split application a building to property line variance is required. The existing residence on the subject parcel is completely within the required 10 foot side yard building to property line setback.

The applicant is requesting a 0 ft. side yard building to property line setback in lieu of the required 10 foot setback to accommodate the existing residence.

On August 29, 2014 the applicant provided a variance request.

Board Comment:

Mr. Tucker asked if the house was built prior to 1978.

Mr. Barbian stated it was built in 1952, 1953, and 1954.

Mr. Tucker stated the first planning regulations went into effect in 1978. He asked if the only reason for the variance request was because a planning action (tract split) is being sought by the applicant.

Staff confirmed.

B. Hernandez, Anima, Ramos Variance #14-518, 16099 Wilson Court, Rogers AR 72756

Staff Report: Applicant did not notify property owners with the correct Planning Board date; therefore the notification requirement was not met. Staff gave a brief overview of the proposed variance request due to the inquiry made in the Public Comment portion of the meeting.

Other Business: None

STAFF UPDATES:

A. Administrative Approvals

- I. Ericson Minor Subdivision, Tract Split, 13641 Springtown Rd., Springtown AR 18-10939-000
 - Total acreage of 53.36 acres
 - Tract 1 – 43.90 acres
 - Tract 2 – 5.92 acres
 - Tract 3 – 3.54 acres
 - Approved November 5, 2014

DISCUSSION ITEMS:

Sean Collyge was introduced as the newest member of Benton County Planning Board.

Meeting Adjourned at 6:15 pm.

