



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

April 1, 2015

6:00 PM

Benton County Administration Building  
215 East Central Avenue, Bentonville AR

**Planning  
Board  
Approval:**

CK  
4-15-15

**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, Mark Curtis and Sean Collyge were present.

**Staff present:** Administrator of General Services – John Sudduth, Building Official – Glenn Tracy, Planning Director – Kevin Gambrell, Planning Manager - Taylor Reamer, Senior Planner – Kelsey Kreher, and County Planner—Caitlynn Kimbrough were present.

**Public Present:** 6 members of the public were present. (See sign in sheet attached below).

**Disposition of Minutes:** Mr. Tucker moved to approve the March 18, 2015 Planning Board Meeting Minutes. The motion was seconded by Mr. Homeyer. The motion carried 7-0.

**General Public Comment:** None

**Old Business:** None

**New Business:**

- A. Solorzano Variance, #15-012, 21353 Highway 16, Siloam Springs, AR 72761  
Represented by Antonio and Jose Solorzano, (subject property as residence)**

**Staff Report:** The applicant, Vanessa Solórzano, proposes to construct a 30x40 shop building. The new proposed building would be a single story building to be constructed 44 feet from the center line of Highway 16.

The living space addition is proposed to be 44 ft. from the centerline of Highway 16, within the 65 ft. County building setback for arterial roads.

The applicant is requesting one (1) variance for the property.

- 44 ft. building to centerline setback in lieu of the required 65 ft. setback for arterial roads to accommodate a proposed shop building.

On February 11, 2015 the applicant provided a variance requests.

**Vote:** Mr. Tucker made a motion to approve the Solorzano Variance with standard conditions. Mr. Cole seconded the motion.

The motion carried 7-0.

**The Solorzano Variance was approved 7-0.**

- B. NWA RBI Baseball Academy Site Plan Review, #15-021, 9949 E Highway 72, Bentonville, AR 72712  
Represented by, Dave Montgomery 719 Rochelle Ct. Rogers, AR and Tracy Barnes, 1908 SW D St. Bentonville, AR.**

**Staff Report:** The agent, Dave Montgomery, for the applicant, NWA R.B.I. Baseball Academy, proposes to utilize the existing 7,500 sq. ft. building to operate a public baseball training complex. The subject property is addressed 9949 E Hwy 72, Bentonville AR 72712. The baseball academy will consist of four (4) indoor batting cages and one (1) baseball diamond in the northeast quadrant of the property. The baseball diamond will be used for base running and fielding drills only, the open space will not be improved (ie. no dirt infield). Primary vehicular access is provided via an existing paved drive extending eastward from the public ROW (E. Hwy. 72) circling to the north and south ends of the existing building. The project proposal does not include any structural improvements to the subject property, though additional parking surfaces will be installed. The proposal is classified as 'Other Commercial & Retail' per §6.5 Site Plan Design Standards of the Benton County Planning and Development Regulations. 'Other Commercial & Retail' land uses require 5 standard parking spaces per 1000 sq. ft. of GFA, and when applied to this project, equates to a total of 38 standard parking spaces plus 2 ADA compliant spaces (sites requiring 26-50 standard spaces). The applicant is proposing 20 standard parking spaces plus 2 ADA van accessible parking spaces for a total of 22 parking spaces as shown on the site plan provided March 5, 2015, and revised March 17th, 2015. The applicant has provided an official variance request from the required parking regulations. The applicant is intending to install SB-2 surfaced parking areas for the proposed parking on the north side of the building. The business operation will consist of 2-3 coaches on staff during the regular business hours 3:00pm – 8:00pm.

The applicant has stated that sessions for the baseball training will generally last one (1) hour and consist of a maximum of fifteen (15) participants. The applicant expects a maximum of three (3) sessions per day. The outdoor usage of the site for base running and fielding drills will be conducted only during daylight hours, no outdoor lighting is proposed. The applicant's agent submitted an updated site plan at the TAC meeting fulfilling all site plan revisions outlined at the meeting.

The applicant shall schedule a follow up site visit with the Benton County Building Official to confirm compliance with the AFPC – 2012 standards, prior to issuance of decision letter.

**Vote:** Mr. Williams made a motion to approve the NWA RBI Baseball Academy Site Plan Review with standard conditions and parking variance as written. Mr. Curtis seconded the motion.

The motion carried 7-0.

**The NWA RBI Baseball Academy Site Plan Review was approved 7-0.**

Public Hearing adjourned at 6:24 pm.

**TECHNICAL ADVISORY COMMITTEE**

**Call to Order:** 6:24 pm

**Old Business:** None

**New Business:**

**A. Turner Variance, #15-023, 22648 Dam Site Loop, Garfield, AR 72732  
Represented by Zed Johnson, address.....**

**Staff Report:** The applicant, Zed Johnson, architect for Stephen and Bonnie Turner, proposes to construct an addition to the existing residential dwelling as well as construct a storage building on the northeastern corner of the property. The proposed 350 sq. foot addition would be one-story with a replacement deck above it. The proposed storage building would have a footprint of approximately 160 square feet. The exterior of the storage building will match the existing residence.

Both the living space addition and the storage building would encroach completely on the 10 foot building to rear property line setback, thus reducing the actual setback to 0 feet.

The applicant is requesting one (1) variance for the property.

- 0 ft. building to rear yard lot line setback in lieu of the required 10 ft. to accommodate a proposed 13.4' X 21.0' living space addition with 12.8' x 26.0' deck and an 8.0' x 20.0' storage shed.

On March 6, 2015 the applicant provided a variance requests.

**Applicant Comment:**

Mr. Johnson stated that he has met with the Corps of Engineers for a complimentary review of the proposed site.

**Board Comment:**

Mrs. Leyva asked the applicant if the site wall already existed on the property.

Mr. Johnson stated that the wall does not currently exist and that it is proposed to level the area.

Mr. Tucker requested that the applicant show the septic field on the drawings.

Mr. Johnson pointed out where the septic field is located and confirmed to add it to the drawings.

Mr. Tucker asked which fire department served the property.

Mr. Johnson stated that it would be City of Garfield.

Mr. Sudduth advised the applicant that the variance that is proposed is a land use variance and that he must still comply with Arkansas fire code for residential codes because of the zero lot line setback.

**Other Business: None**

**STAFF UPDATES:**

**A. Administrative Approvals**

**I. Moneyhun Minor Subdivision, #15-020, 9820 Philpott Rd., Bentonville AR 72712**

- Total acreage of 39.83 acres
- Tract 1 – 10.00 acres
- Tract 2 – 29.83 acres

- Approved March 23, 2015

II. **Wyman Minor Subdivision, #15-025, 18181 Springtown Cutoff, Gentry, AR 72734**

- Total acreage of 32.74 acres
- Tract 1 – 22.41 acres
- Tract 2 – 10.33 acres
- Approved March 18, 2015

III. **Davis Telecom Modification, #14-552, 17750 Logan Rd., Siloam Springs, AR**

- Installation of new microwave dish
- Installation of new fiber cable
- Installation of new microwave radio
- Approved March 23, 2015

IV. **Phipps Minor Subdivision, #15-024, N. Spring Valley Rd., Garfield, AR**

- Total acreage of 15.00 acres
- Tract 1 – 10.09 acres
- Tract 2 – 4.91 acres
- Approved March 18, 2015

**DISCUSSION ITEMS:**

**A. Temporary Use Permits (continued from 03-18-2015)**

**Staff Update:** Staff provided a table comparing current charge fee for temporary use permits for surrounding jurisdictions. The table also provides detail as to how it is regulated and if they specify for fireworks and fee.

**Board Comment:**

Mr. Tucker questioned why when TUPs were previously discussed that the board did not implement fee.  
Mr. Curtis stated that people complained over the fee.

Mr. Tucker asked if \$100.00 covered staff time to review TUPs.  
Mr. Gambrell stated that it depended on the intensity of the project.

The planning fee schedule is currently being reviewed and will be brought to the planning board.

Meeting Adjourned at 6:48 pm.