



Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting

June 3, 2015
6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

Planning
Board
Approval:

CP.
6-17-15

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, Rick Williams, Jim Cole, Mark Curtis and Sean Collyge were present. Mr. Tucker was absent.

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

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

Disposition of Minutes: 05-20-2015.

Mr. Curtis moved to approve the May 20, 2015 Planning Board Meeting Minutes. The motion was seconded by Mr. Williams. The motion carried 6-0.

General Public Comment: None

Old Business: None

New Business: None

Public Hearing adjourned at 6:01 pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:01 pm

Old Business: None

New Business:

- A. NWA Riding Club Site Plan Review, #15-061, 16949, Hwy 102 Decatur, 72722
Represented by Donna Straight (Club Staff), 14543 Shipe Rd. Gravette, AR and Vicky Graves
16949 Hwy 102 W Decatur, AR.

Ms. Leyva asked Staff for the report of NWA Riding Club Site Plan Review, #15-061. Staff gave a presentation on NWA Riding Club, #15-061 to the Board outlining the information in TAC Report, NWA Riding Club Site Plan Review.

Applicant Comment:

Ms. Straight informed the Board: that there would no longer be food service trailer on the site, they are asking for 10 parking spaces and 1 ADA required space (instead of the 21 as shown on site plan), and a second crow's nest on the west side of the arena.

Ms. Leyva advised the applicant that an updated survey would be required.

Ms. Straight said the surveyor is currently drafting the revised survey.

Ms. Straight asked why the arena would be issued a new 9-1-1 address.

Staff stated E 9-1-1 issued the new address per E911 requirements.

Ms. Straight expressed concern with getting the outstanding items in the TAC report based on the surveyor not providing her requests.

Staff informed that applicant that the County has certain requirements that they would still have to meet.

Ms. Leyva stated to the applicant that the outstanding items are required in order to be in compliance with the regulations and that those regulations are set and do not vary from site to site.

Ms. Straight asked if tin fencing would suffice the landscaping requirement.

Ms. Leyva answered that there are many options to fulfill the landscaping requirement.

Ms. Straight said that the horses would eat the shrubbery and ruin the effect.

Ms. Leyva stated that there are many options to choose from stated in the regulations and that they just need to be sure to include specifications on the revised survey.

Staff informed applicant to look on page 6-20 (in the regulations) at the land use compatibility chart for 'other commercial' next to residential. Staff also informed applicant to show to the surveyor for their interpretation as to the specifications needed on the revised survey.

Ms. Straight stated that the lighting is for a future use, and not a current change.

Ms. Straight stated that the 'food trailer' located on the site be used for the storage of the riding club's lawn chairs, flags, poles etc.

Ms. Leyva advised applicant to update this change on the revised survey.

Ms. Straight asked that if they decided to ride strictly friends and family and not operate under club use then they would not need planning Board approval.

Ms. Leyva answered that if it is not a commercial use then yes they would not need Planning Board approval.

Staff informed applicant that agricultural and residential uses are by right.

Ms. Graves asked that if the project were to be approved then they would have a set amount of time to complete what was proposed and approved.

Ms. Leyva stated that the Board just needs to see where and what items are on the survey in order to approved or deny them.

Ms. Graves asked if the Board sets a time for the approved items on the survey to be completed.

Staff stated it was a part of the Standard Conditions (Items must be complete within two years).

Ms. Graves asked if the specific type (of lighting fixture) were to change, what would happen.

Ms. Leyva stated the specific type is not necessary to specify; Just the location and that the lights are zero cutoff.

Staff advised the location of where they can find details on zero cutoff fixtures in the regulations.

Board Comment:

Mr. Curtis asked if the property owner had talked with the neighbor to the East about the arena.
Ms. Graves answered that the neighbors are not okay with it because they do not like children and the riding club is for children.

Mr. Curtis questioned that the arena would act as a playground for 4 hours twice a month.
Ms. Graves stated that was correct and it would only be during the afternoons because there is currently no outdoor lighting.
Ms. Straight stated that they would normally operate at night because of the cooler temperatures and that people would be off of work.

Mr. Sudduth explained the lighting regulations to the applicant that the fixture simply has a top that prevents light from shining upward to keep from washing out views horizontally.
The applicants stated they understood.

Mr. Curtis stated that simple arrows on the survey would suffice to show circulation.

Ms. Leyva asked what the speed limit was on Highway 102.
Staff estimated 55 mph.

Ms. Leyva asked what the proposed hours of operation are.
The applicants stated that it would be April to October, every other Saturday 1pm-6pm.
Ms. Leyva stated that if the applicants were to change to night use they would need approval from the Board.

Ms. Leyva asked where the property can access the adjacent property to the south.
Melissa Graves 16951 Hwy 102 – stated that it is a three way easement onto her property.

Ms. Straight asked that the dimensions must be shown on each parking space.
Staff answered that the dimensions must be shown for the parking spaces on the survey to distinguish the standard vs. ADA.

Other Business: None

STAFF UPDATES: None

DISCUSSION ITEMS:

- I. Scope of Board Review and Vote for Planning Projects.

Staff questioned the Boards statement that the Board can only approve or deny what is proposed by applicants. Staff provided copies of bylaws and asked them to read "Scope of Review" and then discuss.

Mr. Curtis asked what the concern of Staff was.
Staff stated that the way the bylaws read, that the Board may change the scope of the inquiry, or what is being applied for during public hearing.
Mr. Curtis stated they the Board can modify a proposal, but, the Chair may choose to modify the scope of inquiry and that if a Board member wanted to change that they could vote to do so.

Mr. Cole stated that by not narrowing the scope doesn't mean to explore every option in order to get a project approved.

Staff stated that the only concern was that the Board told applicants that they could only vote on what is proposed when it is not entirely accurate. Staff just wanted the Board to be entirely honest about the decision to not modify proposals, to the applicants.

Mr. Cole stated they could have stated that the Board chose to not explore every avenue possible in order for an applicant's project to be approved.

Mr. Cole stated that a notice has been given to neighbors of what is being applied for and to negotiate would change the proposal and would not be an effective notice to the adjacent neighbors.

Staff stated that the concern was with the false statement to applicants that the Board could only vote on what is proposed.

Meeting Adjourned at 6:55 pm.