



Benton County Planning Board  
Public Hearing  
Technical Advisory Committee Meeting

July 1<sup>st</sup>, 2015  
6:00 PM

Benton County Administration Building  
215 East Central Avenue, Bentonville AR

Planning  
Board  
Approval:

*C. Kimbrough*  
7-15-2015

**Meeting Minutes**

**PUBLIC HEARING:**

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

**Roll Call:** Ashley Tucker, Starr Leyva, Rick Williams, Jim Cole, Mark Curtis, Ron Homeyer 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, and County Planner—Caitlynn Kimbrough were present.

**Public Present:** there were no members of the public present.

**Disposition of Minutes: 06-17-2015.**

Mr. Cole moved to approve the June 17<sup>th</sup>, 2015 Planning Board Meeting Minutes with corrections. The motion was seconded by Mr. Curtis. The motion carried 7-0.

**General Public Comment: None**

**Old Business: None**

**New Business: None**

Public Hearing adjourned at 6:01pm.

**TECHNICAL ADVISORY COMMITTEE**

**Call to Order:** 6:02pm

**Old Business: None**

**New Business:**

- A. Wills Variance, #15-081, 22100 Sunrise Cove Rd., Garfield  
Represented by Kathy Wills, 9400 S. Greenwich Rd., Derby, Kansas**

Ms. Leyva asked Staff for the report of Wills Variance, #15-081.

Staff gave a presentation on Wills Variance, #15-081 to the Board outlining the information in TAC Report.

**Board Comment:**

Mr. Tucker asked Ms. Wills if the house would remain three bedrooms after construction.

Ms. Wills stated they would be adding another bedroom.

Mr. Tucker stated that the Arkansas Department of Health has permitted for three bedrooms and would be an issue with ADH.

Staff stated they would get into contact with ADH for information on updating the septic system to accommodate the extra bedroom.

Mr. Tucker asked Ms. Wills what year the dwelling was built.

Ms. Wills stated she believed the original dwelling was built in 1999 and the later addition (second structure) was built in 2005[*Note: County Tax Records indicate the second structure was built in 2003*].

Staff asked the applicant how many total bedrooms there were currently for both dwellings.

Ms. Wills stated there are two in each dwelling but they would not be using all of them as bedrooms, one would be occupied for her home based business and the other for a craft room. After the addition is complete there would be three bedrooms.

Ms. Leyva asked the applicant if there would be any alterations to the plumbing.

Ms. Wills stated that there would be no additions to the existing plumbing.

Ms. Wills stated that the smaller dwelling is not considered a home because there is not a kitchen, that it only has two bedrooms.

Mr. Curtis asked Staff to confirm that the lot is bisected by two different roads.

Staff stated that the roads were previously easement's and are now dedicated county roads.

Mr. Curtis asked how many other parcels were along Sunrise Cove Rd.

Staff answered that there are many parcels along this road.

Ms. Wills asked Staff to confirm the statement that Dean Road is a county road because it is labeled private on the survey.

Staff confirmed that Dean Road is a county road.

Staff confirmed that the applicant would need a building permit, then their building plans will show if they will need an updated septic system.

**Other Business: None**

**STAFF UPDATES:**

**I. Administrative Approvals**

- a. **SBA Comm. – Philpott Telecom Modification, #15-068, 10003 N Hwy 59, Decatur**
  - Modification: Installation of three (3) new panel antennas, replacing the outdated panels.
- b. **SBA Comm. – Dohle Telecom Modification, #15-064, 17095 Kincheloe Rd., Siloam Springs**
  - Modification: Installation of one (1) new microwave.
- c. **SBA Comm. – Dunn Telecom Modification, #15-063, 15999 Bethel Heights Rd., Garfield**
  - Modification: Installation of one (1) new microwave antenna.

**DISCUSSION ITEMS:**

I. Planning Area Review – County Staff Intake

Staff updated the Board on ETJ and planning area's used by cities in the county. Staff informed that the county will no longer accept projects inside a local area's jurisdiction when that area is written for in the cities' ordinances. Staff would like to be more consistent on abiding not only our rules but the Cities' as well. If a city does state they do not want to accept a certain type of project in their ETJ then they must amend their ordinance.

Meeting Adjourned at 6:21pm.

