



Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting

July 15th, 2015

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

Planning
Board
Approval:

C. Kimbrough
8-5-15

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, and Ron Homeyer were present. Mr. Collyge 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: There were five members of the public present. (See attached sign in sheet.)

Disposition of Minutes: 07-01-2015.

Mr. Curtis moved to approve the July 1st, 2015 Planning Board Meeting Minutes with corrections. The motion was seconded by Mr. Cole. The motion carried 6-0.

General Public Comment: None

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, outlining the information in Public Hearing Report.

Board Comment:

Ms. Leyva asked the applicant if the proposed dwelling had a garage.

Ms. Wills stated the house does not have a garage.

Ms. Leyva asked where the vehicles will park.

Ms. Wills stated that there is gravel for two cars on the north side of the property.

Mr. Curtis asked what the building located on the other side of the road was.

Ms. Wills stated that it is a garage but is not used for vehicles. She misunderstood Ms. Leyva's earlier question about the garage.

Mr. Homeyer asked where vehicles park when there are more than two on the property.

Ms. Wills stated vehicles can park on the north side of the garage between the trees that fit 3 vehicles. She also stated that they believe there will be a few spaces available on the south side of the house when completed.

Mr. Homeyer asked for confirmation from the applicant that there would be no one parking on the road.

Mr. Tucker asked if the addition would project further from the existing face of the house.

Ms. Wills stated it would not.

Public Comment:

Theo Strickland, 6321 El Paso Dr., Fayetteville

Mr. Strickland, stated that he also owns property to the south of subject property – 22069 Sunrise Cove Rd. Mr. Strickland stated that he fully supports this project since the Wills' have made considerable improvements to the house from when they bought.

Ken Grabow, 22150 Sunrise Cove Rd.

Mr. Grabow stated the Wills have done a great job improving the property since they purchased it. He stated he had a few concerns about the property; One being the dwelling's close proximity to the road. Mr. Grabow stated the house has no back yard due to the cliff behind the house and that the only area that could suffice as a yard is the space between the two existing structures. Mr. Grabow also had a concern with the drainage of water when the proposed structure is complete.

Gary Brown, 22394 Sunrise Cove Rd.

Mr. Brown provided the Board with a letter of his opposing views to the proposed addition. He believed the addition would be even more unsightly. Mr. Brown also said there is a safety issue because people do not park beside the house they park along the road.

Mr. Curtis asked how long Mr. Brown had lived at his adjacent residence.

Mr. Brown stated 15 years.

Mr. Curtis asked if the previous owners parked in the road as well.

Mr. Brown stated that they did.

Mr. Curtis asked if Mr. Brown had noticed improvement in the property since the Wills purchased it.

Mr. Brown said they had cleaned it up.

Ms. Leyva asked if Mr. Brown knew the speed limit of the road.

Mr. Brown stated that he did not know.

Mr. Tucker asked if he knew if there was a building to the west of the house.

Mr. Brown stated he was unsure.

Applicant Comment:

Ms. Wills stated that they did not plan to make a habit of parking near the road. She also stated that they planned to have a French drain and swale installed to help drainage.

Vote:

Mr. Homeyer made a motion to approve the Wills Variance, #15-081. Mr. Cole seconded the motion. The motion carried 6-0.

The Wills Variance (case #15-081) was approved 6-0.

B. Planning Board Chair/Vice Chair Voting

Mr. Tucker began discussion of chair roles such as attending DRC meetings on 2nd and 4th Wednesdays at 1:15.

Vote:

Mr. Tucker made a motion to appoint Mr. Curtis as the next chairman. Ms. Leyva seconded the motion. The motion carried 6-0.

Mr. Cole made a motion to appoint Ms. Leyva as the vice chairman. Mr. Williams seconded the motion. The motion carried 6-0

Public Hearing adjourned at 6:26pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:26pm

Old Business: None

New Business:

**A. Trulove Site Plan Review, #15-110, 3901 S 1st St., Rogers
Represented by Cindy Jones - 8004 Pollock Rd., Rogers**

Ms. Leyva asked Staff for the report of Trulove Site Plan Review, #15-110.
Staff gave a presentation on Trulove Site Plan Review, #15-110, outlining the information in TAC Report.

Applicant Comment:

Ms. Jones stated that some of the outstanding items had been provided.

Board Comment:

Mr. Tucker asked if the site was close to a previous project the Board had approved.
Staff said that was correct.

Mr. Tucker stated that the previous project underwent extreme landscape buffering and the Board would expect the same for the applicant's project site.

Mr. Tucker asked if sewer was available at the street.

Ms. Jones stated sewer is not available at the street.

Mr. Curtis stated he has a problem with this site because it needs to be screened sufficiently from the neighbor. He also stated bringing in the large gravel area will greatly increase dust in the air and cause an issue for the neighbors.

Ms. Jones stated the six work trucks will only park on the property overnight.

Ms. Leyva asked which routes the trucks take to and from sites.

Ms. Jones stated that the trucks go south through Pleasant Grove.

Mr. Homeyer asked why there is such a large area if only six trucks would be on the site overnight.

Ms. Jones stated it is necessary for possible expansion.

Mr. Homeyer asked how wide the existing concrete driveway is.

Ms. Jones stated it is enough for one car.

Mr. Homeyer stated that the fire marshal is going to want a 20 foot access.

Mr. Homeyer also asked if the driveway was standard because it may not hold up to the heavy truck traffic.

Ms. Jones said the concrete is fairly new and has held up thus far.

Ms. Leyva asked if there was a route for the trucks to take that did not take them through a heavy residential area.

Ms. Jones stated the trucks do not currently go through a heavy residential area.

Staff stated that using reference points on the survey for scale the current driveway is 15 feet wide.

Ms. Leyva asked what the shop was used for if not maintenance on the trucks.

Ms. Jones stated mostly storage of equipment.

Mr. Tucker asked if there was a door big enough for a truck to enter.

Ms. Jones stated it does for a pickup, not a dump truck.

Mr. Homeyer asked how the trucks were going to get past the mobile home to the gravel area.

Ms. Jones stated the trucks would drive on the north side.

Mr. Homeyer asked if there was any screening at all currently.

Ms. Jones stated there is a line of trees on the property line.

Mr. Cole asked what is to the north.

Ms. Jones stated the first half is a field and then further down is a house.

Mr. Curtis asked if the field was a cow pasture.

Ms. Jones stated she has never seen any cows.

Ms. Leyva asked if there was any other screening besides the neighbor's tree line.

Ms. Jones stated the trees are directly on the property line.

Ms. Leyva asked if the barn was in use.

Ms. Jones stated it was not.

Mr. Curtis stated in order for him to support the project the applicant would need to provide extreme buffering to protect the neighboring properties and that the existing trees are not enough.

Mr. Tucker stated that the circulation within the site needed more work instead of one way in and one way out.

Ms. Jones stated that there are two wells on the south end of the property she would like to stay away from.

Mr. Tucker asked where the septic was located.

Ms. Jones stated the septic was located behind the shop building.

Mr. Homeyer stated that the well locations needed to be shown on the survey as well as higher multi-tier screening.

Ms. Leyva asked how many employees would be at the location.

Ms. Jones said six would come early in the morning for trucks and then she stays on site. Total seven.

Ms. Leyva informed the applicant that there are specific, semi-public well requirements for a commercial building that is supplied by a well.

Other Business: None

STAFF UPDATES:

I. Administrative Approvals

a. Exempt Firework TUPs List

Staff presented a list of the TUP issued to exempt status fireworks stands.

DISCUSSION ITEMS: None

Meeting Adjourned at 7:06pm.