



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

August 3, 2016

6:00 p.m.

Benton County Administration Building
215 East Central Avenue, Bentonville AR 72712

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 p.m. by the Planning Board Chair, Ashley Tucker.

Roll Call: Bob Bracy, Jim Cole, Sean Collyge, Ron Homeyer, Terry Maienschein, Ashley Tucker and Rick Williams were present.

Staff present: Glenn Tracy – Building Official, Taylor Reamer - Planning Manager, Derek Linn – Senior County Planner and Tracy Backs – County Planner were present.

Public Present: There were thirteen members of the public present.

Comments from Mr. Tucker, Chair: I would like to start off welcoming Mr. Bracy and Mr. Maienschein. We had a great meeting with the Quorum Court and the Committee of the Whole. It went very smoothly. I am looking forward to working with you for at least the next four years, hopefully eight or more. Welcome to the Board!

Disposition of Minutes: 07-20-2016

Mr. Cole moved to approve the July 20, 2016, Planning Board Meeting minutes. The motion was seconded by Mr. Collyge. The motion carried 7-0.

General Public Comment: None

Old Business: None

New Business – Items for Public Hearing:

**I. Michael Cabinet Shop Site Plan Review, #16-158, 23668 and 23670
Raines Road, Siloam Springs, 18-15697-001**

Owners/Applicants: Cheri Michael and John Michael, 23668 Raines Road,
Siloam Springs

Staff gave a presentation on the Michael Cabinet Shop Site Plan Review,
#16-158, 23668 and 23670 Raines Road, Siloam Springs, 18-15697-001

Mr. Tucker: Have you anything to add to or subtract from Taylor's (*Reamer*) comments?

Mrs. Michael: I think that covers it.

Board Comments:

Mr. Cole: From the last meeting, as far as the parking goes, as we discussed there is not much as far as customer traffic to the site. So the hardship as far as providing parking is that there really is no need.

Mr. Tucker: Yes, I would agree with that and I appreciate you bringing that up. The only thing I would question on that is whether the one employee would have parking. It appears that there is room on the site for one employee to park or for you to park your personal vehicles. That's not a problem. Where would your part-time person park?

Mr. Michael: Right in the driveway.

Mr. Tucker: Okay. So you could designate a parking stall in your driveway somewhere? So we would have essentially two parking spaces on site. Or three: one for your personal vehicle, one for the employee and one ADA that are already existing. The waiver request is for zero total parking spaces?

Mr. Reamer: Zero standard parking spaces. One ADA will still be on site.

Mr. Bracy: Looking at the sketch that is provided here, how do you get to the ADA off the hard driveway?

Mrs. Michael: It just drives right through. It's not a big drop. You drive from the driveway into the grass right across the cattle guard to the building.

Mr. Tucker: So it there an established driveway or an established road?

Mrs. Michael: There was somewhat of a drive there. We've kind of let it get overtaken with the grass. At the time we purchased the property, we didn't really utilize it as a driveway so it's gone back somewhat natural.

Mr. Tucker: I would imagine it would be re-established as you use the property more.

Mr. Reamer: You can see the somewhat gravel or dirt drive going over the cattle guard here back to where the approximate location of any entrance or parking space would be.

Mr. Tucker: Mr. Bracy, anything else?

Mr. Bracy: No, thank you.

Mr. Tucker: Any additional questions?

Public Comment: None.

Mr. Tucker: Any additional comment or questions from the Board? I think this may be one of the topics that we would want to discuss making an amendment to our existing planning regulations. We have a running list. We have heavy commercial and we have residential. We don't really have anything in between so this might be a good example of creating something to go in between.

Mr. Cole: Did you want to handle the variance first?

Mr. Tucker: That's up to you. I think we should vote on the variance because if we don't pass the variance, then we'd have to amend the site plan wording.

Mr. Cole motioned to approve the parking variance requested. Mr. Collyge seconded the motion. Motion carried 7 - 0.

Mr. Cole motioned to approve the application with the variance. Mr. Maienschein seconded the motion. Motion carried 7 - 0.

Mr. Tucker: Your application passes. If you'll be in touch with Staff, they will get you the required paperwork that you will need for your building permit. Thank you.

II. Littrell Waiver, #16-160, 15805 Gann Ridge Road, Garfield, 18-05479-000

Representative: Bobbi Buchanan, 14172 Dartmoor Road, Bentonville. Rex (*Littrell*) is out of town and asked me to talk for him. If you have any questions, I actually did the septic design.

Owners: Rex and Helen Littrell, 15805 Gann Ridge Road, Garfield

Mr. Tucker: Okay. Thank you Bobbi.

Staff gave a presentation on the Littrell Waiver, #16-160, 15805 Gann Ridge Road, Garfield, 18-05479- 000

Mr. Tucker: Ms. Buchanan do you have anything to add to or take away from that?

Ms. Buchanan: No.

Mr. Tucker: Seeing that the applicants aren't here to kind of refresh everyone's memory, the intent is for their child to live in the trailer home, mobile home, and each of the children has a mobile home on a separate parcel except this one. So the reason for the waiver is, because this one will eventually have this parcel and the others were on their own parcel. Seeing no additional comments do you guys have any questions or comments?

Mr. Cole: No, I think everything was answered in the TAC section.

Mr. Tucker: Okay. We will invite the public to comment at this time.

Public Comment: None.

Mr. Collyge motioned to approve the Littrell waiver. Mr. Maienschein seconded the motion. Motion carried 7 – 0.

III. Old Wire Storage LLC Site Plan Review – Major Amendment, #16-161, 2713 & 2715 South Old Wire Road, Rogers, 18-03582-000

Applicant: Paul Bowersock, 26 Orle Circle, Little Rock, AR, representing the owner.

(END of TAPE)

Staff gave a presentation on the Old Wire Storage LLC Site Plan Review – Major Amendment, #16-161, 2713 & 2715 South Old Wire Road, Rogers, 18-03582-000

Mr. Williams motioned to approve the Old Wire Storage LLC Site Plan. Mr. Collyge seconded the motion. Motion carried 7 – 0.

TECHNICAL ADVISORY COMMITTEE

- 1. Call to Order:**
- 2. Old Business / Ongoing Applications: None**

3. New Business:

- I. Williams Waiver, #16-165, 12877 + 12879 Scenic Drive, Rogers, 18-04627-002

Applicant: Freddie Williams, 12879 Scenic Drive, Rogers

Staff gave a presentation on the Williams Waiver, #16-165, 12877 + 12879 Scenic Drive, Rogers, 18-04627-002

- II. Callahan Waiver, #16-169, 12142 Red Bluff Road, Hindsville 18-00501-000

Applicant: Dolores Nicholas, 15284 Tulsa Drive, Rogers

Staff gave a presentation on the Callahan Waiver, #16-169, 12142 Red Bluff Road, Hindsville 18-00501-000

- III. McCool Septic Waiver, #16-172, 2735 + 2737 Melissa Street, Pea Ridge 15-10882-002

Applicant: Mike McCool, 2735 Melissa Street, Pea Ridge

Staff gave a presentation on the McCool Septic Waiver, #16-172, 2735 + 2737 Melissa Street, Pea Ridge 15-10882-002

- IV. Gagliardi Variance, #16-126, 17222 Birch Lane, Rogers, 15-03340-000

Representative: Scott Yarbrough, 1217 North C Street A, Rogers

Staff gave a presentation on the Gagliardi Variance, #16-126, 17222 Birch Lane, Rogers, 15-03340-000

- V. Buck Site Plan Review, #16-175, 14428-14438 E. Hwy. 12, Rogers 18-03217-000

No representative present. Application was tabled.

- VI. Fowler Variance, #16-174, 16571 W. Highway 12, Gentry, 18-10809-000

Applicant: Steve Fowler, MBO Video, LLC; d/b/a MBO Networks, P.O. Box 575 Mannford, OK 74044

Staff gave a presentation on the Fowler Variance, #16-174, 16571 W. Highway 12, Gentry, 18-10809-000

4. Other Business: None

5. Staff Updates:

I. Administrative Approvals:

- i. Ford Minor Subdivision, 16-155, 11068 Silver Hollow Road, Lowell; 15-07543-000.

6. Discussion Items:

I. Anderson Propane Storage Tank

II. Administrative Review – Policy

Comments from Mr. Sudduth:

Discussion on Chapter 5 of the Benton County regulations pertaining to Subdivision Regulations – Administrative Review Procedures

Meeting Adjourned: 7:26 p.m.

Next Meeting: Wednesday, August 17, 2016

APPROVED THIS 17th DAY OF August, 2016

ATTEST:

APPROVED:



PLANNING DIRECTOR or
PLANNING MANAGER



PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR