



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

September 7, 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, Jim Cole.

Mr. Cole: Since our regular Chairman is not here and our Vice Chairman is not here, I believe sick, we need a quick vote to confirm that I can fill in as the Chairman. If the Planning Board members that are present would just indicate by voice vote...All in favor of my serving temporarily for tonight as your chairman, indicate by saying "aye."

Board Comments: All Planning Board members indicated "aye."

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

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

Public Present: One person signed the Sign-in sheet.

Disposition of Minutes: 08-17-2016

Mr. Maienschein motioned to approve the August 17, 2016, Planning Board Meeting minutes. The motion was seconded by Mr. Collyge. The motion carried 4-0.

General Public Comment: None

Old Business: None

New Business – Items for Public Hearing:

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

Applicant: Phil Swope, civil engineer.

Staff gave a presentation on the Buck Site Plan Review, #16-175, 14428-14438 E. Hwy. 12, Rogers, 18-03217-000

Mr. Cole: Thank you Taylor (*Reamer*). Mr. Swope, do you have any comments to add?

Mr. Swope: No, we agree with the report and are happy to make those changes.

Mr. Cole: I would open it up to the Board. Any questions?

Board Comments: None.

Public Comments: None.

Mr. Collyge motioned to approve. Mr. Bracy seconded the motion.

Mr. Reamer: Just as a point of order, just to clarify, any further discussion after the motion. That's all.

Mr. Cole: Thank you. Any further discussion on the motion?

Board Comments: None.

The motion carried 4 – 0.

Mr. Cole: Mr. Swope, it has been approved. Get with Taylor (*Reamer*), Kevin (*Gambrill*) and they will help you through the rest of it.

II. SPJ Enterprises Site Plan Review, #16-184, 19632 AR Highway 127, Garfield, 15-11240-000

Applicant: Al Roos, 19304 Woodridge Road, Garfield

Also present was the owner: Peggy Jones, 10615 Slate Gap Road, Garfield

Staff gave a presentation on the SPJ Enterprises Site Plan Review, #16-184, 19632 AR Highway 127, Garfield, 15-11240-000

Mr. Cole: Does the applicant have any comments?

Mr. Roos: No. I did talk to the Fire Marshal. We discussed the situation. We agreed to put a fire wall which divided the 17,000 square feet in half. This fell under the requirements for a sprinkler system. He agreed to that. On the new revised plan, we show that fire wall. He also wanted to make sure that we were able to drive through any fire apparatus of 50,000 pounds. I did bring in a tanker fully loaded with water. We drove through the parking lot with

54,000 pounds on all the access points and we have a certified letter in the files stating that the road met the conditions of the Fire Marshal's requirements on the weight capacity. I will talk to the Fire Marshal again and have him put that in writing so that there will be something in the files stating that we did meet his conditions.

Board Comments: None

Public Comments: None

Mr. Maienschein motioned to approve. Mr. Collyge seconded the motion.

Mr. Gambrill: I wanted to ask the Building Official if he had any comments regarding the water line being over topped by the new shed building.

Mr. Tracy: No. There is not a paved, concrete floor in this building. The water line is easy to get to if it needed to be repaired.

Mr. Cole: So we have a motion to approve and a second.

The motion carried 4 – 0.

TECHNICAL ADVISORY COMMITTEE

1. Call to Order:

2. Old Business / Ongoing Applications: None

3. New Business:

I. Dickinson Septic Waiver, #16-178, 24382 Van Fleet Road, Siloam Springs; 18-15810-000

Applicant: Gary and Dena Dickinson, 24382 Van Fleet Road, Siloam Springs

Staff gave a presentation on the Dickinson Septic Waiver, #16-178, 24382 Van Fleet Road, Siloam Springs; 18-15810-000

Mr. Cole: Any comments from the applicant?

Mrs. Dickinson: Just that it is private use only. We are not planning to have people coming to the barn. It's single family agricultural. It is what it is and what we intend to preserve it.

Board Comments:

Mr. Collyge: No one is going to live there?

Mrs. Dickinson: It's a horse barn.

Mr. Collyge: So it's just a bathroom for that?

Mrs. Dickinson: Right.

Mr. Bracy: The site showed a pond. Is that on your property?

Mrs. Dickinson: Yes, sir. That is our pond.

Mr. Bracy: How far away is that from the septic system?

Mr. Dickinson: We could put the septic system wherever we want to. We own all that is on the screen there. Basically, if we put it where we want to, it will be probably 100 feet or so downhill from it.

Mr. Reamer: There is a minimum radius that you have to be from any water well or water source so the Health Department will take care of that during their review as well.

Mr. Cole: Any comments from Staff?

No comments.

Mr. Cole: I guess our next meeting will be September 21st. We will see you back then. You will probably see a different Chair.

Mrs. Dickinson: And I assume we may be excused from this meeting.

Mr. Cole: Yes, thank you for coming.

II. Iglesia Church Site Plan Review, #16-192, 20491 Bruce Rutherford Road, Siloam Springs; 18-12650-002

Applicant Representative: Jonathan Barnett, 604 Hickory Lane, Siloam Springs

Staff gave a presentation on the Iglesia Church Site Plan Review, #16-192, 20491 Bruce Rutherford Road, Siloam Springs; 18-12650-002

Mr. Cole: Applicant, would you like to make any comments?

Mr. Barnett: I don't have a lot to add to it. The church bought 9.26 acres. They are presently in a smaller facility in the city of Siloam Springs. They

want to expand, bought this piece property and want to build a church. If they were here, they could not speak your language.

Board Comments:

Mr. Collyge: Is this over by Gum Springs Road?

Mr. Barnett: It's actually quite some ways away. It's out there where Bruce Rutherford used to live.

Mr. Collyge: I guess they are starting to develop that area back there. I know that there are a few subdivisions that are going in there. I am just trying to place this property in my head.

Mr. Barnett: There is a party barn to the west about a quarter of a mile or so. People go there to have event venues and so forth. They call it the Cypress Barn I believe. Next to it is a bunch of old storage places where you can rent a storage unit...a bunch of tin buildings.

Mr. Cole: Any other comments from the Board? Okay, see you in two weeks.

Board Comments: None.

Mr. Barnett: You'll probably just see Ron (*Homeyer*) if that's okay. Thank you.

4. Other Business: None

5. Staff Updates:

I. Administrative Approvals:

- i. Hodge Minor Subdivision, #16-183, 9184 Coker Road, Gentry; 18-11504-000
- ii. Grigg Minor Subdivision, #16-186, 11291 Mill Dam Road, Bentonville; 18-09317-000, 18-08139-000.
- iii. Young Minor Subdivision, #16-187, Ervin McGarran Road, Lowell; 18-04116-001.
- iv. Joyner Minor Subdivision, #16-188, Phillips Cemetery Road, Cave Springs; 18-09338-000.
- v. Garner Minor Subdivision, #16-191, Highway 12, Rogers (near Stoner and Haven Drive; 18-03287-004.
- vi. Campbell Minor Subdivision, #16-199, 20752 Sibley Road, Sulphur Springs; 18-15424-000.
- vii. Mann Minor Subdivision, #16-202, 13302 Byler Road, Garfield; 18-01260-000.

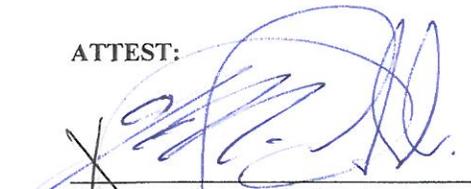
6. Discussion Items: None

Meeting Adjourned: 6:37 p.m.

Next Meeting: Wednesday, September 21, 2016

APPROVED THIS 21 DAY OF September, 2016

ATTEST:



~~PLANNING DIRECTOR or
PLANNING MANAGER~~
Kevin M. GAMBRELL

APPROVED:



~~PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR~~
ASHLEY TUCKER