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

January 4, 2017

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 p.m. by the Planning Board Chair, Ashley Tucker

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

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

Public Present: Five people signed the sign-in sheet.

Disposition of Minutes: December 21, 2016

Mr. Cole motioned to approve the December 21, 2016, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein. The motion carried 6-0.

General Public Comment: None

Old Business: None

New Business – Items for Public Hearing:

- I. **Camp War Eagle – Site Plan Review | Major Amendment, #16-295, 14323 Camp War Eagle Road, Rogers; 18-00536-692 and 18-00536-701**

Mr. Reamer: If the Board will remember from last time, they (*representatives Pete Day and Rob Whorten*) were requesting to push the Public Hearing to January 18, 2017. They have submitted all USPS mail receipts for the new date as well as signage. For this Public Hearing item, it will actually be tabled for continuance on the 18th (*of January 2017*) as discussed.

Mr. Tucker: The applicant has requested that we table it. Procedurally, we can do that by voice vote or show of hands. Let's do a show of hands. All those in favor of tabling it until our next meeting (*raise your hand*). *All Planning Board members raised their hands. All opposed, same sign. No Planning Board members raised their hand.*

Tabling carried 6 - 0

TECHNICAL ADVISORY COMMITTEE

1. Call to Order:
2. Old Business / Ongoing Applications:

- I. Gentry Rural Fire Station – Site Plan Review, #16-293 23115
Cripps West Road, Gentry; 18-13797-000

Mr. Tucker: Do we have anything new that we need to discuss on this?

Mr. Reamer: As far as the Gentry Rural Fire Station, there have been no material changes, no additional information, they simply satisfied all the public notice requirements. Therefore, they will be seen at the January 18, 2017, Public Hearing.

Mr. Tucker: I see our representative in the audience. It looks like we don't need anything from you (*Vestor Cripps*) tonight because we can't vote. We'll just move this to the 18th (*of January 2017*).

3. New Business:

- I. Harren Setback Variance, #16-299
20446 Garland Lane, Rogers; 15-09255-000

Representative: Chuck Harren, 8870 Garrison Road, Rogers

Staff gave presentation on the Harren setback variance request.

Mr. Tucker: Could you tell us a little bit about why you are requesting the variance?

Mr. Harren: Yes, the lot is typical of a lot of lots around the Lake area that slope rather severely. The best, flattest part of this lot is near the road. It wasn't pointed out but I did a rough elevation.

Mr. Tucker: Could you bring up that sketch?

Mr. Harren: On the drawing that I submitted, on the left side of the drawing, there is an elevation along the center line of the structure that I propose to build. It shows that the first 30' from the edge of the road there is a drop of about one foot. Then, in the next 20', there is a drop of two and one half feet. The next 20', six and a half feet. The next 20', it drops down 11 feet. So, the lot starts out really flat at the road and then it takes a nosedive down.

If the structure was set at the 30' setback from the edge of the road, the crawl space on the one corner of the house would be about 15'. So, it's just a severe slope to the lot. That's the main reason. Also, pushing the house back on the lot, cramps the septic lateral field which has been approved by the Health Department. The septic lateral field can't be moved further down the hill because there is another well on the next lot. There is a 100' requirement that the septic be at least 100' from any wells.

The value of the lot also is decreased by the 50' setback requirement.

Mr. Tucker: [On the graphic] you can see the 10' contours. It appears to drop within the first 60', about 20'. The well, is that on the lot behind you or the lot beside you?

Mr. Harren: The well is on the lot behind. When we had the septic system layout done, we owned both lots. Lot 9 is on the second tier from the Lake. We are currently on lakefront right now. That well is on the lakefront.

Mr. Maienschein: That's a dead-end road, right?

Mr. Harren: Yes, the road dead ends at the edge of the lot.

Mr. Maienschein: And it's all built up?

Mr. Harren: Yes, there's a house on either side. On the one side, there is a house that can't be more than 10' - 15' from the edge of the road. It evidently has been grandfathered in because it was built back in '75, something like that.

Mr. Tucker: That would have predated our regulations by quite a few years.

Board Comments: None.

Staff Comments: None.

Mr. Tucker: Okay. We will see you in two weeks for a Public Hearing. We will ask some of the same questions then to be on public record so that the neighbors can hear them as well. Thank you.

**II. Briggs Septic Waiver, #16-303
22470 West Mountain Road, Gravette; 18-15280-000**

Representative: Britt Briggs, 22470 West Mountain Road, Gravette

Staff gave presentation on the Briggs Septic Waiver request.

Mr. Tucker: Mr. Briggs, could you tell us a little bit about what you are intending to do?

Mr. Briggs: It's pretty straightforward. I am wanting to put a modular home so that I can put my parents on our property. Just want to have septic out there.

Mr. Tucker: Okay. Obviously, you have a lot of acreage there so that's not an issue. One of the things that we try and look at for long term is, at some point it is foreseeable that you could say, 'okay we don't want that house anymore', and subdivide that home off. Is there room to parcel off that piece?

Mr. Briggs: Absolutely. The house that I am living in today, was built in probably 1940. There was at one point in history a mobile home somewhere on that segment. We pulled out the old septic. So, there was a second septic on the property already that has already been removed.

Board Comments: None.

Staff Comments: None.

Mr. Tucker: Okay. We will see you in two weeks. Thank you.

4. Other Business: None

5. Staff Updates:

I. Administrative Approvals:

- a. Tucker Minor Subdivision # 16-252
12517 Leonard Rd., Gravette, 18-15042-000

Mr. Tucker: Are those existing septic systems?

Mr. Reamer: Yes. On the property, they were existing and there appeared to be an encroachment so the property owner and the surveyor had septic easements placed on this survey as a way to legitimize that there were existing septic systems that were over property lines.

Mr. Tucker: I like it! It sounds like we are getting the message across.

Mr. Reamer: Yes, we are. It is safer that way at least.

Mr. Tucker: Yes, we are winding up with fewer parcels being sold with the septic system being sold out from under the house.

Mr. Reamer: Without at least showing or the knowledge that there are existing septic systems on the property.

- b. Jones Minor Subdivision, # 16-297, 15653 Cow Face Rd., Lowell,
18-02724-000, 18-02724-001

6. Discussion Items: None

Meeting Adjourned: 6:22 p.m.

Next Meeting: Wednesday, January 18, 2017

APPROVED THIS 18th DAY OF January, 2017

ATTEST:



 PLANNING DIRECTOR or
 PLANNING MANAGER

APPROVED:



 PLANNING BOARD CHAIR or
 PLANNING BOARD VICE CHAIR

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