

2023 MAY -5 AM 8:07

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR



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

April 19, 2022
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, Dr. Neal

Roll Call: Bob Bracy, Sean Collyge, Rachel Kitterman, Linda Lloyd, Theresa Neal and Rick Williams were present.

Staff present: Madison Kienzle – Planning Director, Tracy Backs – Senior Planner and Sandra Garza – County Planner

Public Present: See sign in sheet

Disposition of Minutes: April 5, 2023

Mr. Williams motioned to approve the April 5, 2023, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 6 – 0

General Public Comment: None

Old Business:

- I. **Lowell RV & Storage Variances, case no. 23-017, 23-050 & 23-051, 907 Jennifer Ln, Lowell; 18-02359-002**

Representative: Jason Ingalls, 9200 Suits US Dr, Bella Vista & Shawn McDonald, 6265 East Lake Sequoyah Drive, Fayetteville, AR

Staff gave presentation.

Mr. McDonald states the neighbors have been spoke to about the fence

Dr. Neal asks what part of the property will have the fencing

Mr. McDonald states the North edge, there is heavy vegetation there already but we would like to put an 8-foot fence there to block the view.

Public Comment: None

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Variance 1 (Greenspace on North): Mr. Collyge motions to deny, Mrs. Lloyd seconded the motion.

Motion to deny: 6 – 0

Variance 2 (Greenspace on South): Mrs. Lloyd motions to deny, Mr. Collyge seconded the motion.

Motion to deny: 6 – 0

Variance 3 (Greenspace on East): Mr. Collyge motions to deny, Mr. Williams seconded the motion.

Motion to deny: 6 – 0

All Planning Board Members motion to deny, there is no hardship.

II. Dixon Site Plan Review Major Amendment, case no. 23-058, 16547 Gum Springs Rd, Siloam Springs; 18-12644-000

Representative: Jorge DuQuesne, 3825 N Shiloh Dr, Fayetteville

Staff gave presentation.

Public Comment: None

The Planning Board discussed the proposal with the applicant.

Mr. Collyge motions to approve, Mrs. Kitterman seconded the motion.

Motion to Approve: 6-0

III. JSHV Major Subdivision-Final Plat, case no. 23-049, Dutchman’s Drive, Rogers; 18-03122-010

Representative: Avery Bodine, 9200 Suits US Dr, Bella Vista

Staff gave presentation.

Public Comment: None

The Planning Board discussed the proposal with the applicant.

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Mr. Collyge motions to approve, Mr. Bracy seconded the motion.

Motion to Approve: 6-0

IV. Oldham Site Plan Review, case no. 23-077, 2601 Aspen Lane, Rogers; 15-07186-000

Representative: Mike Oldham, 2600 Aspen Ln, Rogers

Staff gave presentation.

Mrs. Kienzle states the applicant applied for a waiver to eliminate the parking requirement for the storage building.

Public Comment:

Robert & Lrae Wintercorn, 2510 S J St, Rogers

Comments the owner has destroyed their fence and has manure as well as rock, smoldering and burning 300 days of the year. This use to be a residential now it is industrial, trucks coming and going.

Ana Lura Salinas, 2604 Aspen Ln, Rogers

We have concerns about traffic, there are small children that play out by the road there are trucks coming and going to this property as well as a lot of loitering from the workers. The street is quite small and you cannot have two cars at a time.

Mrs. Lloyd asks how long the property has been in use with this type of development.

Mr. Oldham states he purchased the property mid last year, prior to that he was leasing the property for a couple of years. This property was very messy, there was junk all over, a house burnt down and so I just cleaned it up. My property goes about 4 feet past the barbwire fence and that is why we cut the fence, on top of that it was a very old fence.

Mr. Bracy asks what the property is being used as now.

Mr. Oldham states it's his lawn service.

Mrs. Lloyd asks for clarification on whether the existing use on this property has been permitted or is in violation.

Mrs. Kienzle states it is in violation, most of the time county is not aware of these situations unless the property owners apply for a building permit. The occupants most of the time do not know we have planning regulations in place until they apply

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for a building permit.

Mrs. Lloyd states she was out there and saw numerous trucks and trailers so it has been used as commercial without a permit, the shed that was build is in the setbacks which would also be a space for vegetative buffer as a requirement.

The Planning Board discussed the proposal with the applicant.

Mr. Bracy motioned to deny the waiver, seconded by Mrs. Lloyd

Motion to Deny: 6-0

All Planning Board Members motion to deny, there is no hardship.

Mr. Bracy motioned to deny the project, seconded by Mrs. Lloyd

Motion to Deny: 6-0

All Planning Board Members motion to deny, there is no hardship.

V. Gypsy Camp Site Plan Review, case no. 23-088, 20271 South Hwy 59, Siloam Springs; 18-13197-007

Representative: Ron Homeyer, 701 S Mt Olive, Siloam Springs

Staff gave presentation.

Dr. Neal asks if the road has a name on it yet.

Mr. Homeyer states the owners have applied to get a road name.

Public Comment:

Matt Goforth, 19836 Pine Ridge Village Rd, Siloam Springs
Gypsy camp is a historical place, the use that is being proposed is not the use that is in the historic. The driveway is too narrow for 2 vehicles, there have been several wrecks there coming from Hwy 59, that's the biggest issue.

David Goforth, 20098 Old Goforth Rd, Siloam Springs
Traffic is a big problem, my biggest problem is the outhouse, nobody wants to be walking all the way to the outhouse to use the restroom, so they use my property.

Pam Miller, I was one of the camp counselors from the original girl's camp. This is a great opportunity to bring the camp back to live, we have had visitors that have loved their stay, we hope Gypsy Camp continues to be available to the public and

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continues to glow.

Dr. Neal mentions the board received very positive emails.

Mrs. Kitterman states there was a few negative emails as well, the biggest issue was the porta-potties and the entrance to the camp.

Mr. Bracy asks if there is any signage stating the entrance to the camp.

Mr. Homeyer states there isn't, they have gotten with the highway department for a hidden drive sign on both sides of the highway. The state also has a program where they will widen the road and are going to raise the road.

Mrs. Lloyd asks how wide the drive is.

Mr. Homeyer states once you get through the drive, it becomes a single lane drive.

Mrs. Lloyd asks if two cars can pass.

Mr. Homeyer states there is room for vehicles to pass if they get onto the grass.

Mrs. Kitterman states one of the concerns was the traffic that accumulates on the highway, since there is not enough room for two vehicles, it is hard for people to stop.

Ms. Garza states most of the complaints on this property have been the traffic accumulating on Hwy 59.

Jerrid Gelinias, 20271 S Hwy 59, Siloam Springs

Mr. Gelinias states the Hwy department has approved to replace the bridge; it will raise the private drive as well as the neighboring private drives. As far as we know our drive was included and will be getting widened by the State Highway as well as a two-lane drive.

Dr. Neal comments her concern for emergency vehicles being able to turn around with just a one lane drive.

Mrs. Kienzle states she will request for the fire marshal to comment, it is up to the board if they wanted to see the drive to be widened.

Dr. Neal comments she would like to see the fire marshal comment to this.

Mr. Bracy requests some type of documentation verifying the driveway expansion with details. We cannot approve this project without that information because this is a big safety concern that needs resolved. I'd recommend we table the project.

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Mr. Bracy motions to table the project to May 3, 2023, seconded by Mr. Collyge

Motion to Table to May 3, 2023: 6-0

VI. Vogt Variance, case no. 23-089, Crystal Canyon Trl, Rogers; 18-00866-003

Representative: Harry Vogt, 6717 Shadow Valley Rd

Staff gave presentation.

Public Comment: None

Mrs. Lloyd motions to approve, seconded by Mr. Collyge

Motion to Approve: 6-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

- I. **Beierle Major Subdivision-Cumulative Split, case no. 23-084, 23653 Carlton Dr, Decatur; 18-15944-000**

Representative: Dana Beierle, 23433 Carlton Dr, Decatur

Staff gave presentation.

Staff Updates - Administrative Approvals:

- I. Underwood Minor Subdivision, case no. 23-043, 11073 Lakeside Ln, Roges; 18-01624-000
- II. Terra Rose Lot Combination, case no. 23-068, 11427 N AR 59 Hwy, Gravette; 18-15179-000 & 18-15185-000
- III. Perry Lot Combination, case no. 23-069, 14201 Horse Shoe Dr, Rogers; 15-06994-084
- IV. Watkins Minor Subdivision, case no. 23-95, 24374 W AR 102 Hwy, Maysville; 18-16308-000

Meeting Adjourned: 8:53 p.m.

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Next Meeting: May 3, 2023

APPROVED THIS 3rd DAY OF May, 2023.

ATTEST:

APPROVED:


PLANNING DIRECTOR


PLANNING BOARD CHAIR or
VICE CHAIR

Digital voice recording may be made available upon written request to the Planning Department.