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2023 APR 27 AM 11:44

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CO & COUNTY CLERK
BENTON COUNTY, AR



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

April 5, ~~2022~~ **2023**
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, Terry Maienschein 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: March 15, 2023

Mr. Williams motioned to approve the March 15, 2023, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 7 – 0

General Public Comment: None

Old Business:

- I. **Necessary Farms Telecommunication Tower, case no. 23-046, 1544 E Necessary Rd, Rogers; 18-03614-000**

Representative: Victoria Farmer, 9873 Fielding Rd, Ooltewah, TN

Staff gave presentation.

Public Comment:

Valerie Cops, 2217 S Blue Hill Rd, Rogers
Comments that there are health hazards and risks from these types of Telecommunication Towers. Does not think there should be a tower near residential areas.

The Planning Board discussed the proposal with the applicant.

Motion to Approve: 7-0

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II. **Brown Storage Site Plan Review, case no. 23-047, Country Club Dr & Hwy 12, Rogers; 15-02275-000**

Representative: Jason Ingalls, P.O Box 5484, Bella Vista & Chris Brown, 9826 Philpott Rd, Bentonville

Staff gave presentation.

Mrs. Lloyd asks if there is a reason why the two parcels weren't combined

Mr. Ingalls states the property was sold to his client that way and they tried to combine

Mrs. Kienzle states that one lot is in a subdivision and the other is not, in order to vacate from the subdivision, there had to be a petition and all property owners in the subdivision had to sign the petition, not all property owners were able to sign.

Public Comment:

Curtis Hathcock, 14399 Point Virgo Rd

I own property out in the dream valley estates subdivision, I am opposed to this project as well as the same project that was submitted a year ago and was withdrawn. We want to keep our subdivision a residential area only, not commercial.

Sheila Gallagher, 8570 Par Ln, Rogers

Prairie Creek is a settled community; this project is a very heavy commercial project and is not compatible with a residential neighborhood. We have all that we need in our area.

Steve Long, 8675 Par Ln, Rogers

I am opposed to this development; it is a residential neighborhood. The developer states they will not store any hazardous materials and this is incorrect, all boats and recreational vehicles contain one or more of these hazardous materials, gasoline, diesel, motor oil, gray water and probably black water from human waste. The tremendous site work that will have to be done, the grading and back fill that will have to be done will have a huge environmental impact.

Debbie Dufford, 8755 Par Ln, Rogers

Our number one concern is light pollution, we already have a big LED billboard sign, flashing into our bedroom, bathroom and sunroom; we knew nothing about it being put up until we started seeing it flash in our neighborhood. Landscaping should be a requirement and they need a requirement to maintain them more than 3-years, this area is filled with bagworms and trees die so fast. These homes are our forever homes and we don't want to be seeing the lights of these buildings. On the site plan it mentions a blasting zone, this area cannot support this type of work.

Sandra Farthing, 8717 Par Ln, Rogers

Just moved from California, bought this home in October, if I would have known this was in the plans, I wouldn't have bought this home.

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Michael Bond, 14352 Hwy 12 E
Officer at Bird Dog Ventures, directly across the street. We have about 10 employees, I echo on all comments that have been made, I do not think this area is suit for a storage facility, a gated entry off of Hwy 12 is very dangerous.

The Planning Board discussed the proposal with the applicant.

Mr. Bracy asks what the traffic for this facility will be.

Mr. Ingalls states it would be low impact and would remain about the same as it is, except in the beginning of the construction period. There will not be any blasting.

Mr. Bracy asks about the billboard, is it on this property?

Mr. Ingalls states it is

Mrs. Kienzle states billboards are not subject for review by Planning Board.

Mr. Bracy asks about the cut between the properties

Mr. Ingalls states there will have to be extensive fill, there is a ravine there that will have to be filled

Mr. Bracy asks about the water run-off

Mr. Ingalls states they will be installing a culvert on the Hwy 12 side to allow the water to run.

Mrs. Kienzle asks if there will be retention facilities.

Mr. Ingalls states there will be.

Mrs. Lloyd comments that she does not see that on the plans

Mr. Ingalls states they will submit that data, he requests an approval.

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

Mr. Collyge, Mrs. Kitterman, Dr. Neal, Mr. Maienschein and Mr. Williams opposed to the project because the parcel is still in the subdivision.

Motion to Approve: 2-5(Denials)

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

Mrs. Kienzle states there was an email from the applicant stating they would like to table the project to April 19, 2023.

Motion to table to April 19, 2023: 7-0

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IV. 0806 Investments Major Replat, case no. 23-073, Hopper Rd, Rogers; 15-17794-000

Representative: Mike Hodges, 4116 Highplans Dr, Little Flock

Staff gave presentation.

No public comment.

The Planning Board discussed the proposal with the applicant.

Motion to Approve: 7-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

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

Representative: Jason Ingalls, P.O Box 5484, Bella Vista

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

II. 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.

The Planning Board discussed the proposal with the applicant.

III. 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.

The Planning Board discussed the proposal with the applicant.

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

Mrs. Kienzle states the applicant did not submit public notification, this project is being tabled to April 19, 2023.

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.

The Planning Board discussed the proposal with the applicant.

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

Representative: Harry Vogt, 6717 Shadow Valley Rd

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Staff Updates - Administrative Approvals:

- I. Allen Minor Subdivision, case no. 22-508, Lakeside Dr, Rogers; 18-01458-000
- II. Nutt Minor Subdivision, case no. 23-010, 1255, 12543 & 12567 Plank Rd, Rogers; 18-00480-000
- III. Painter Lot Combination, case no. 23-019, 22655 Folsom Point Rd, Garfield; 15-03983-000
- IV. Main Minor Subdivision, case no. 23-054, 16712 School House Rd, Siloam Springs; 18-10365-000
- V. Hicks Minor Subdivision, case no. 23-059, 16858 & 16864 N AR 94 Hwy, Pea Ridge; 18-07774-000
- VI. Carrera Lot Combination, case no. 23-079, 10649 Ervin McGarrah Rd, Lowell; 15-18202-000
- VII. Harrell Minor Subdivision, case no. 23-080, 21673 Rock Rd, Rogers; 18-00177-001
- VIII. Payne Property Line Adjustment, case no. 23-082, Kelly Pond Rd, Decatur; 18-11260-000
- IX. Lowry Minor Subdivision, case no. 23-090, Peterson Rd, Gentry; 18-11680-

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Discussion Item: Contentment on Beaver Lake Well House;

- Application for a Glampsite denied in September 2022
- Applicants indicated intention to reapply at a future date – confirmed on March 28th
- Applicants have submitted an application Community Risk Reduction for the construction of a well house onsite, which ultimately is intended to be used to service the future campsite. They will use the well when they are onsite for personal reasons in the meantime.
- Proposed well house to be 426 square feet – per section 6.2 "Development Requiring Site Plan Review": "Generally, the following types of development activities require site plan review which includes but is not limited to the following: 1. New single detached building(s) with a gross floor area of 250 sq. ft. or more accommodating land use other than exempt as the categories described in 4.3, Land Use."
- Question: Can the property owners proceed with the building permit in lieu of an approval by the Planning Board?

After discussion, the Planning Board determined that the wellhouse permit should not be granted until after which time the Planning issues an approval of the overall glamping site.

Meeting Adjourned: 9:03 p.m.

Next Meeting: April 19, 2023


APPROVED THIS 19th DAY OF April, 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. *