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

April 7, 2021  
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, Mr. Torrez.

**Roll Call:** Bob Bracy, Terry Maienschein, Theresa Neal, Stephen Torrez, Bethany Rosenbaum, and Rick Williams were present.

**Staff present:** Taylor Reamer – Director of Planning, Madison Kienzle – County Planner

**Public Present:** See meeting sign in sheet.

**Disposition of Minutes:** March 17, 2021

Mr. Williams motioned to approve the March 17, 2021, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 6 – 0

**General Public Comment:** None

**Old Business:** None

**New Business:**

- I. Twin Ridge Properties Variance, case no. 21-050, 15991 Patton Road, Pea Ridge, 18-05558-001

Staff gave presentation.

Representative: Greg Ley 500 NE Green Creek Rd., Bentonville AR

Mr. Torrez noted that the structure is an existing dwelling.

Public comments: None

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

Motion approved: 6-0



II. Martin | Verizon Telecommunications Tower, case no. 21-059, 20536 Walker Road, Siloam Springs, 18-13280-010

Staff gave presentation.

Representative: Ben Herrick 420 Timberlea Dr, Rochester Hills, Michigan 48309

Mr. Herrick noted that this is a standard Verizon cell tower. It must be lit because it is 200 ft, according to the FCC. There is room in the compound of the base for additional carriers.

Dr. Rosenbaum asked if it is typical to lease the land, and how long those leases typically last.

Mr. Herrick stated that a lease is standard, and the length of the lease is 25 years. After 25 years the lease will be renegotiated for 5-year increments.

Mr. Torrez asked if the lease wasn't renewed after 25 years if there is an exit strategy for the tower.

Mr. Herrick stated that if the owner doesn't want to renew then the tower would come down, there is a provision in the lease.

Mr. Maienschein thanks Mr. Herrick for bringing a complete package without asking for any variances.

Mr. Bracy stated that some of the new equipment that goes on towers are now heavier and that will require some new towers.

Mr. Herrick replied that the new technology requires heavier antennas. The antennas are roughly 8 ft by 3 ft, which is bigger than most people. From far away they don't look big, but its like putting a pickup truck on the top of a tower. Most existing towers cannot support this weight. This tower will be structurally sound for many carriers for many decades.

Public comments: None

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

Motion approved: 6-0

III. Yoder Major Subdivision and Waiver, case no. 21-056, Peterson and Shelley Road, Gentry; 18-14746-000 + 18-11687-000

Staff gave presentation.

Representative: Robert Caster 2715 SE I St, Bentonville, AR 72712

Planning Board: No comments



Public comments: None

Mr. Williams motioned to approve. Mrs. Neal seconded the motion.

Motion approved: 6-0

**TECHNICAL ADVISORY COMMITTEE**

1. **Call to Order**

2. **Old Business / Ongoing Applications: None**

3. **New Business:**

I. Rayburn Variance, case no. 21-060, 21293 Ridgeview Drive, Garfield, 15-04908-000

Staff gave presentation.

Representative: Taylor Rayburn 21293 Ridgeview Dr, Garfield AR

Mr. Bracy asked where are the existing utilities located.

Mr. Rayburn replied that the utilities run along Ridgeview.

Mr. Bracy stated that the properties on Dogwood to the South is wooded. Will that be open space?

Mr. Reamer replied that he could not answer that question. There does appear to be overhead electric along Dogwood Dr. He replied that he couldn't answer if the southern property along Dogwood is a part of the subdivision. Lost Bridge Village is a large multi-phase subdivision that has many different lots.

Mr. Torrez asked what is the size of the proposed deck.

Mr. Rayburn the front deck is having 3 ft on each side, and 1 ft on the front. The existing deck is in the current setback.

Mr. Bracy asked if the deck is wooden or concrete.

Mr. Rayburn replied that the deck is wooden. The rear deck requires beams.

Mr. Reamer replied that it will be a wooden on grade deck.

Mr. Bracy asked if there will be a 16-18 ft deep foundation.

Mr. Reamer replied that it will need to be properly anchored according to building code.

Mrs. Neal asked how far the new deck will be from the edge of the road.

Mr. Reamer replied that it will be 5 ft from the property line. It may be at least six feet from the road.



Mrs. Neal asked if that is a safe distance from the road.

Mr. Reamer replied that it is out of the right-of-way.

Mr. Rayburn states that the deck sits up significantly higher than the road.

Mr. Reamer stated that we can pursue additional information from the County Road Department.

The Board requests that the Road Department measure the distance from the deck to the road, and have the utilities marked onsite.

Mr. Maienschein asked if the Board can approve covering a utility area with a deck.

Mr. Reamer replied that it depends on the location of the utilities. If the deck is placed on top of the utilities and maintenance and service is needed, the deck will have to be removed.

Mr. Rayburn asked if the existing deck was approved, because the new deck is only a 1 ft difference.

Mr. Torrez replied that ordinances have been updated over time, so it is not known when the house was built and who inspected it. The fact that the utilities are there creates some risk.

**4. Other Business: None**

**5. Staff Updates - Administrative Approvals:**

- I. Top Notch Minor Subdivision, case no. 20-182, Scott Pl, Lowell, 18-02656-002
- II. Swenson Minor Subdivision, case no. 21-024, 10646 N AR 43 Hwy, Maysville, 18-16323-001
- III. Roughley PLA, case no. 21-031, 13725 N Mt. Olive Rd, Gravette, 18-12257-009
- IV. Thompson Minor Sub, case no. 21-037, S Tillys Hill Rd, Decatur, 18-1143-001
- V. Wilkerson Minor Sub, case no. 21-040, Russell Yates Rd, Pea Ridge, 18-05407-000
- VI. Sanders Lot Combo, case no. 21-043, Pine Rd, Rogers, 15-09947-000
- VII. Brown Lot Combo, case no. 21-047, 10237 Bordeaux Rd, Rogers, 15-06467-000
- VIII. Storms Agri-enterprises, case no. 21-048, Sheffield Rd, Siloam Springs, 18-10351-000
- IX. Jewell PLA, case no. 21-049, 8122 Five O'Clock Trl, Rogers, 18-00867-004
- X. Duhaime Minor Sub, case no. 21-053, Frisco Church Rd, Lowell, 18-02438-000
- XI. Turner Minor Sub, case no. 21-058, Keck Rd, Siloam Springs, 18-12828-000
- XII. Taylor Minor Sub, case no. 21-061, 9621 Wilmoth Cir, Gentry, 18-14623-000
- XIII. Campbell Minor Sub, case no. 21-069, 8858 WPA Rd, Decatur, 18-14444-000

- XIV. Mabry PLA, case no. 21-070, 10430 Indian Trail Ranch Rd, 18-04144-000
- XV. Storms PLA, case no. 21-072, 16283 Sheffield Rd, 18-10352-001
- XVI. Luedtke Minor Sub, case no. 21-073, 12351 Fire Run Rd, Garfield, 18-04540-000
- XVII. Harrington Minor Sub, case no. 21-074, 14054 Rocky Dell Hollow Rd, Gravette, 18-11866-004
- XVIII. Ellis Minor Sub, case no. 21-081, N. Mt. Olive Rd & Hodge Dr., Gravette, 18-15194-004

6. Discussion Item: None

Meeting Adjourned: 7:00 p.m.

Next Meeting: April 21, 2021

APPROVED THIS 21<sup>st</sup> DAY OF April, 2021.

ATTEST:

APPROVED:

  
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 PLANNING DIRECTOR

  
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 PLANNING BOARD CHAIR or  
 PLANNING BOARD VICE CHAIR