

FILED

2021 SEP -2 AM 10:17



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

August 18, 2021  
6:00 p.m.

Benton County Administration Building  
215 East Central Avenue  
Bentonville, AR 72712

DETSY HARRELL  
CO. CLERK  
BENTON COUNTY, AR

**Meeting Minutes**

**PUBLIC HEARING:**

**Call to Order:** The meeting was convened at 6:00 p.m. by the Planning Board Chair, Mr. Bracy.

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

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

**Public Present:** See sign in sheet

**Disposition of Minutes:** August 4, 2021

Mr. Williams motioned to approve the August 4, 2021, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 7 – 0

**General Public Comment:** None

**Old Business:** None

**New Business:**

- I. **Torres Site Plan Review, case no. 21-244, 4009 S. Old Wire Rd, Rogers, 18-04063-000**

Representative: Gavin Smith, 393 North Allen Street, Fayetteville, AR

Staff gave presentation

Mr. Smith clarifies the route the dump trucks will take, they will not be taking the dirt road to the south (S. Old Wire)

Dr. Rosenbaum asks if the Rogers Planning Department had any comments on this project since this is a shared boundary between the county and the city?

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Mrs. Kienzle states the Benton County Planning Department sent out an IDR (Interdepartmental Review) so that they can comment to the project. AM 10:18

Mr. Bracy asks Mr. Reamer for clarification on Post Rd, what is the classification of the road. BENTON COUNTY CLERK & PROBATE CLERK BENTON COUNTY, AR

Mr. Reamer states it is a collector road.

Public comments: None

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

Motion approved: 7-0

**II. Marts Major Subdivision & Waiver, case no. 21-245, E Hwy 72, Garfield, 18-05643-000**

Representative: Jeff Marts, 13815 E Hwy 72, Garfield AR

Staff gave presentation

Public comments: None

Mr. Williams motioned to approve; Dr. Rosenbaum seconded the motion.

Motion approved: 7-0

**III. Spring Creek Site Plan Review Time Extension, case no. 21-248, 1519 E. Apple Blossom Ave, Lowell, 18-02887-004**

Representative: Spencer Cox, 1313 E Cicero Ln, Fayetteville AR

Staff gave presentation

Mr. Bracy asks about the two-year extension, why is he applying for an extension?

Mr. Cox explains that he had a slowdown in business

Mr. Bracy asks if there is anything new that will be added to the project?

Mr. Reamer states there has not been an update

Public comments: None

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

Motion approved: 7-0

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CO & PROBATE CLERK  
BENTON COUNTY, AR

**TECHNICAL ADVISORY COMMITTEE**

2. Call to Order
3. Old Business / Ongoing Applications: None
4. New Business:
  - I. **Hamedí Variance, case no. 21-250, 8493 Cedar Terrace, Rogers, 15-07630-000**

Representative: Mark Hamedí, 8487 Cedar Ter, Rogers AR

Staff gave presentation

Mr. Hamedí explains the history behind this project, in between his property and the next home, there is a natural drainage for all the lots above them, the water leads into the lake. The house there has always been a rental and they use to treat the area as a dump site. They purchased the property in May and since then they have removed 4, 24-foot trailer loads of junk including car parts. They planted some trees and removed weeds. What they would like to do is take over the sliver of land so they can maintain the cleanliness and we can get clean water to run down into the lake.

Mr. Williams asks if the property lays between two different subdivisions.

Mr. Reamer states the two lots on the northern side are the Lisa Capri Subdivision and the two southern lots are the Pine Ridge Estates Subdivision.

Mr. Williams asks if the lots can be all combined.

Mr. Reamer states they cannot combine lots if they are different subdivisions.

Dr. Rosenbaum asks about the septic systems, she sees the first one, but where is the second septic going in.

Mr. Reamer explains the northern property is the applicant's house, to the left of the house is where the first septic system is, they made an addition to the house and the other septic is down to the south of the property.

Dr. Rosenbaum asks if the rental property will be using that second septic system

Mr. Reamer stated the rental property will be completely developed on the 0.49-acre lot using its own septic system

Dr. Rosenbaum asks if another septic will be put in the 0.49-acre lot

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Mr. Reamer states these are all existing septic systems

Dr. Rosenbaum asks if two homes can use the same septic

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CLERK & PROBATE CLERK  
BENTON COUNTY, AR

Mr. Reamer replies, no. There are three existing septic systems, two servicing the property owner's home and one for the rental

Mr. Bracy asks about the lot combination, just to clarify it will be three lots in lieu of five so in case the property sells, they would be bigger lots. Also asks about the drive that runs down lot 14A-R, would they lose that access easement if the property sold.

Mr. Reamer explains the lot combination is to have bigger sized lots, the property owner has access through lot 14A-R and David Drive.

Mr. Bracy asks the applicant, Mr. Hamedy if he will be able to complete the outstanding items in two weeks.

Mr. Hamedy states he is not understanding what the outstanding items are but he will gladly get with the planning commission to complete everything that is needed.

Mr. Bracy lets Mr. Hamedy know that if he needs more time, the board can table for two weeks

**II. Smith Major Replat, case no. 21-254, Timberlake Trl, Rogers, 15-07045-000**

Representative: Not Present

Mr. Reamer states that the board can decide to move the TAC meeting to a later date as well as the Public Hearing or they can continue

Mr. Torrez & Mr. Bracy state there may be a lot of questions

Everyone comes to an agreement and the property owners will have to re-submit and send out notification to adjacent property owners about the meeting date change.

**III. Anderson Waiver, case no. 21-256, 12698 Miller Church Rd, Bentonville, 18-09644-001**

Representative: Jarrod Anderson, 12694 Miller Church Rd, Bentonville AR

Staff gave presentation

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Dr. Rosenbaum asks Mr. Reamer if there are other requirements as far as if the property owner decides to rent this property out in the future.

Mr. Reamer replies, no.

Mr. Bracy asks for the current use of the building.

Mr. Anderson states it is their garage.

Mr. Bracy asks if the garage has electricity.

Mr. Anderson replies, yes.

Mr. Bracy asks about the septic, will there be a separate septic for the proposal?

Mr. Anderson explains that they have gotten a permit already for a septic, they will be adding in a septic system.

5. **Other Business:** None

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

- I. Jackson Minor Sub, case no. 21-124, 17101 Old Hwy 68, Siloam Springs, 18-10417-000
- II. Kameron Lot Combination, case no. 21-164, Oak Cliff Ln, Garfield, 15-05593-000
- III. Tilghman Minor Subdivision, case no. 21-210, 13099 Tilghman Ln, 18-05341-000
- IV. Eversole Minor Subdivision, case no. 21-229, Twin Hollows Ln, 18-05452-000
- V. Comier Minor Subdivision, case no. 21-232, Ventris Rd, Garfield, 18-01613-001
- VI. Flaig Minor Subdivision, case no. 21-239, 12615 Pleasure Heights Rd, Lowell, 18-02653-000

7. **Discussion Item:** None

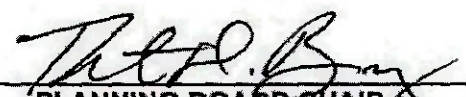
**Meeting Adjourned:** 6:50 p.m.

**Next Meeting:** September 1, 2021

**FILED**

2021 SEP 2 APPROX THIS 1st DAY OF Sept, 2021.

ATTEST:  
BETSY MARRELL  
CO & PLANNING CLERK  
  
PLANNING DIRECTOR

APPROVED:  
  
PLANNING BOARD CHAIR OR  
PLANNING BOARD VICE CHAIR