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2021 AUG 20 AM 8: 21



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

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

August 4, 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, 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: July 21, 2021

Mr. Williams motioned to approve the July 21, 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. **Roeder Variance, case no. 21-202, 649 Russell Rd, Rogers, 18-04620-000**

Staff gave presentation

Mr. Maienschein asked if the creek runs along the road or where?

Mr. Roeder states the creek runs on the south west side of the property and everything slopes south, so that was the best place to put it at.

Mr. Bracy asks if the structure is hood to the ground or on a slab

Mr. Roeder states it is on block, structure is still movable.

FILED

2021 AUG 20 AM 8: 21

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COUNTY, AR

Public comments: None

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

Motion approved: 7-0

TECHNICAL ADVISORY COMMITTEE

1. **Call to Order**
2. **Old Business / Ongoing Applications: None**
3. **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

Dr. Rosenbaum asks if the purchase of the property contingent upon approval of this project.

Mr. Smith states it is not, they missed that opportunity and they decided to continue with the purchase, which he believes they are closing tomorrow.

Dr. Rosenbaum asks what the dump trucks will be hauling and what route they will take.

Mr. Smith states the dump trucks will be empty when going to park overnight, these dump trucks are like any other construction dump trucks that haul gravel, sand, red dirt, just any type of load. He is not quite sure of the route but if you head North on Old Wire or South, it's dirt for a little until you hit the valley and you can get out of there, or if you head North and then West it will take you out.

Dr. Rosenbaum states that she was thinking on how the trucks will get out of the property, good thing is it has enough space to make it without an issue for the trucks to get in and out. So going North you go through residential roads to get out to the main road which is 1st Street, and if you turn South on Old Wire, not far from this property the road turns into a dirt road and there is a deep ravine into Cross Hollows which is a historic road. We just went through the rock quarry situation and they have been trying to preserve this road from dump trucks. Her second question is how are the dump trucks going to get up the ravine, it is very steep there.

Mr. Smith states that there is a pretty big culvert across the ravine, the dump trucks shouldn't have an issue getting up it. He states when he has projects, he

FILED

2021 AUG 20 AM 8:21

usually walks the whole property and surroundings to watch out for erosion and things of that nature, and he didn't think it was a deal breaker or anything like that.

Dr. Rosenbaum asks about the hours of operation, what are they looking like?

Mr. Smith states that the truck drivers go in the morning and return at the end of the day, they drop the trucks off and get in their personal vehicles and leave.

Dr. Rosenbaum asks, so since there are no plans for lights, does that mean they are getting back before dark? Which that means different things during the season, it is dark after 8pm or after in the summer time and dark by 5 or 5:30 in the winter time.

Mr. Smith stated she's got a point; he understands that it may be hard to see if there are no lights in the winter time.

Dr. Rosenbaum states she is familiar with the area and dump trucks that go to the quarry are very loud, the natural buffering helps a lot with the sound, will there be additional buffering?

Mr. Torrez states that the trees do help in the summer time but how about the winter time, when they are just bare trees.

Dr. Rosenbaum adds in that this is a unique area, which is county but you drive a little and you're surrounded by city and residential, I think we need to consider that.

Mr. Torrez states that Pleasant Grove continues to grow so he thinks it is fair that we take that into consideration. Has the applicant had another business or something similar to this in the county prior to this application?

Mr. Smith states they currently have an existing situation at the property they live at now, which is in the city limits of Cave Springs. They own five trucks and they park at the property overnight.

Mr. Torrez asks if they will have the same business name.

Mr. Smith and Mr. Torres (the applicant) state it will be the same business name.

Mr. Torrez asks if they are going to be expanding the business.

Mr. Smith clarifies that the owners will be selling the property out in Cave Springs and moving to Rogers

Mr. Torrez asks for clarity on the hours of operation, when you say in the morning do you mean, 3am, 5 am or 8am because there is a difference.

Mr. Torres states it is 7am in the morning

Mr. Torrez asks if that is when his employees show up or when they leave the property.

FILED

2021 AUG 20 AM 8:21

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Mr. Torres states it is when the employees leave the property with the dump trucks.

Mr. Torres states that there may be some concerned neighbors about this project because this location is residential

Mr. Reamer states there is a heavy industrial use to the south of the property that utilizes the road, as a consideration to the board on the road use.

Mr. Bracy asks if the traffic of tractor trailers go north and not south.

Mr. Reamer replies, yes

Mr. Torres asks who is responsible of maintaining the road, if county or state.

Mr. Reamer asks which one?

Mr. Torres replies, Old Wire

Mr. Reamer states that county maintains the south end of Old Wire.

Mr. Williams asks if they will have maintenance and repairs at the property.

Mr. Smith replies No, he stated to the property owners that, that cannot take place, no oil changes, no gassing up or things like that.

Mr. Williams asks, so just parking?

Mr. Smith states it will be strictly parking.

Mr. Bracy asks for clarification on the size of the dump trucks, if they are 20-ton, 3 axle trucks and whether or not the trucks will be empty when they are on site.

Mr. Torres replies yes

Mr. Bracy asks about the empty land on the sides

Mr. Reamer states those are adjacent property owner, they are not included on this property.

Mr. Bracy asks if the property owners will be living in that house that's on the property.

Mr. Smith states, they will be, they will be selling their current property and moving to this one.

Mr. Bracy states that when they change the property's zoning the house will be commercial as well. Also states that the trucks that enter and exit the nearby quarry know to stay off of city roads. Also, Benton County Road does not have plans on paving Old Wire Rd, on the hill side.

FILED

2021 AUG 20 AM 8: 21

Mr. Reamer states they do not have plans on paving the south end of Old Wire Rd.

Dr. Rosenbaum asks for clarification on the route the dump trucks will take. Will they go North coming off the property?

Mr. Reamer adds in that his presumption would be that the dump trucks will stay on pavement in lieu of gravel roads.

Dr. Rosenbaum asks if they will keep on North on Old Wire Rd and then from there, where will they turn West to get to where you are going?

Mr. Reamer states they will have to turn on Post, that is the first western route off of Old Wire to get onto 71 B.

Mr. Bracy asks if there is nothing else to address, will they be able to complete everything in two weeks.

Mr. Smith replies, yes.

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

Mr. Bracy asks if the applicant has anything to add.

Mr. Marts states he would like to split the property so his parents can build a house.

Mr. Torrez states they have to put in a separate septic when they build.

Mr. Reamer clarifies that everything will be serviced by its own utilities for that parcel.

Mr. Bracy asks if the parents or Mr. Marts would be looking to subdivide again in the future?

Mr. Marts states they do not, this would be a final split. Adds in that he got a driveway permit approved by the Highway department and have a location set for it.

Mr. Bracy asks if he will have everything completed within two weeks

Mr. Marts states he has taken care of everything already.

FILED

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4. Other Business: None

5. Staff Updates - Administrative Approvals:

- I. Collins Minor Subdivision, case no. 21-163, 21466 West Big Springs Rd, Gravette, 18-15645-000
- II. Fraine Property Line Adjustment, case no. 21-170, 11910 Plank Rd, Rogers, 18-00474-003
- III. Krawood Minor Subdivision, case no. 21-174, Railroad Cut Rd, Rogers, 18-04177-000
- IV. LJ Holdings Minor Subdivision, case no. 21-204, 12975 Dallarosa Rd, Gentry, 18-08484-000
- V. Earwood Minor Subdivision, case no. 21-207, 9281 De Pontee Ln, Rogers, 18-03803-001
- VI. Anderson Investments LLC Lot Combination, case no. 21-226, 16564 Cypress Ln, Rogers, 15-00488-000
- VII. Fox Lot Combination, case no. 21-230, 8448 Tanglewood Rd, Rogers, 15-09988-001
- VIII. John Minor Subdivision, case no. 21-242, 15605 Strawberry Ridge Rd, Sulphur Springs, 18-15548-000

6. Discussion Item: None

Meeting Adjourned: 6:40 p.m.

Next Meeting: August 18, 2021

APPROVED THIS 18 DAY OF AUG, 2021.

ATTEST:


PLANNING DIRECTOR

APPROVED:


PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR