



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

December 21, 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, Theresa Neal, Terry Maienschein, Bethany Rosenbaum and Rick Williams were present.

Staff present: Madison Kienzle – Planning Director

Public Present: See sign in sheet

Disposition of Minutes: December 7, 2022

Mr. Williams motioned to approve the December 7, 2022, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 6 – 0

General Public Comment: None

Old Business:

- I. **Lane Variance, case no. 22-500, 21047 Black Oak Dr, Garfield; 15-05278-000**

Representative: Steve & Kim Lane, 106 W Champions Blvd, Rogers

Staff gave presentation.

Public Comment: None

Mr. Maienschein motioned to approve, seconded by Mr. Williams

Motion to Approve: 6-0

- II. **Winn Waiver, case no. 22-501, 16857 School House Rd, Siloam Springs; 15-09214-000**

Representative: Lyndon Winn, 16857 School House Rd.

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Dr. Rosenbaum asks who owns the property where the septic will be on.

Mr. Winn states no body owns that property.

Mrs. Kienzle states there is a deed gap, it is a portion of the Robinson Township that is no longer incorporated but they have an organization that monitors and manages the properties the Robinson Township owned and they granted a septic easement to Mr. Winn.

Public Comment: None

Mr. Williams motioned to approve, seconded by Mr. Maienschein.

Motion to Approve: 6-0

III. Readings Road Final Plat, case no. 22-502, Readings Road, Siloam Springs; 18-10954-000

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

Staff gave presentation.

Public Comment: None

Mr. Williams motioned to approve, seconded by Mr. Maienschein.

Motion to Approve: 6-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

I. Jimenez Warehouse Site Plan Review, case no. 22-509, S 1st St, Lowell; 18-07084-004

Representative: Miguel Jimenez, 203 N Old Wire Rd, Lowell

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Mr. Collyge asks if this will just be a warehouse to fabricate the granite; where will the used water go after cutting the granite.

REC'D BY PARRELL
COUNTY CLERK
GARFIELD COUNTY, AR

Mr. Jimenez states the front of the building will be a show room, the middle will be a holding area after the material has been sold and the back side of the building will be where the granite is fabricated; he is going to create a system for the water to be reused.

II. Planning Board Bylaws
Bylaws – Virtual attendance of meetings

Mrs. Kienzle and the board discuss whether or not to continue having virtual meetings via zoom.

Staff Updates - Administrative Approvals:

- I. Honeycutt Property Line Adjustment, case no. 22-497, Honeycutt Ln, Rogers; 18-00958-004
- II. Carabiner Minor Subdivision, case no. 22-498, Shaffer Rd, Garfield; 18-01346-002

Discussion Item:

I. Brown Site Plan Review Concept

The Planning Board discussed about a variance proposal the applicant brought up on having a driveway in between a subdivision lot and county tract land in order to have his self-storage on both lots.


Meeting Adjourned: 7:34 p.m.

Next Meeting: January 4, 2023

APPROVED THIS 4th DAY OF January, 2023.

ATTEST:

PLANNING DIRECTOR

APPROVED:

PLANNING BOARD CHAIR or
VICE CHAIR

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