

2023 MAR -2 AM 10:10

DORIS W. WIRELL
COUNTY CLERK
BENTON COUNTY, AR

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

February 15, 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, 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: January 18, 2023

Mr. Williams motioned to approve the January 18, 2023, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 6 – 0

General Public Comment: None

Old Business:

- I. **City of Bentonville Telecommunications Tower, case no. 22-534, 1601 NW 12th St, Bentonville; 15-18561-000**

Representative: Captain John Hubbard, 908 SE 14th Street, Bentonville, Jeremy and Scott Fisher with K-Com Communications and will be doing the installing our radio communications

Staff gave presentation.

Mrs. Lloyd asks if nothing can be within the 314' radius circle, as in any residences.

Mrs. Kienzle states that is correct, no occupiable residences can be within that radius.

Mrs. Lloyd asks if that would prevent anyone from building in that radius.

Mrs. Kienzle states that does not prevent anyone from building, when placing a tower there shall not be any occupiable residences within that radius but we cannot prohibit someone from building in the future, in that radius.

Public Comment:

Walt Neiser, 211 Regency Ct, Bentonville
How tall is the tower going to be in relation to the water tower that's already there?

Donna Anderson, 403 NW Saddlebrook Dr, Bentonville
Does the tower need to be 260' tall? I'd like for you to research about radiation and microwaves, this is harmful to everyone and causes cancer.

Roseanne Kisse, 305 Old Forge Dr, Bentonville
What would happen to our property value?

Brad Anderson, 403 NW Saddlebrook Dr, Bentonville
What are the intentions of the tower? My biggest concern is radiation and property values as this area continues to grow.

The Planning Board discussed the proposal with the applicant.

Mr. Fisher states the tower will be about 100' higher than the water tower, the reason for having the tower that big is to have access to communicate back and forth directly with no interruption, having great coverage in Benton County. This is strictly a public's safety antenna. Radiation meets all FCC and FAA requirements, you probably have more issues of radiation, holding a cell phone next to your ear than anything else.

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. **Silcox Wholesale & Retail Site Plan Review, case no. 23-015, 23830 W Hwy 12, Gentry; 18-16101-002**

Representative: Keith Truitt, PO Box 6328, Siloam Springs & John Leeman, 508 Maci Ct, Siloam Springs

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Mr. Leeman states that he has satisfied some of the outstanding items, there are

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still some remaining outstanding items that need to be satisfied on the site plan and he will draw them up by the next meeting, would also like to request a waiver for the landscaping since there has been operation for years going on and there is a telecommunications tower nearby and chicken houses, also a waiver for parking spaces.

Mrs. Kienzle states staff can provide an application for a waiver on both.

II. Blue Ribbon Farms Site Plan Review, case no. 23-018, 6069 AR 112 Hwy, Springdale; 18-08353-000

Representative: Daniel Ellis & Courtney Austin with Crafton Tun at 901 N 47th, Rogers and Alex Blas with Blue Ribbon 2225 S Bellview Rd, Rogers

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Mr. Ellis states this parking area with a big shop building is storage space for the business, there will be tractors, bull dozers pickup trucks and trailers, there won't be anyone working at the site during the day there like at the Rogers facility.

Mr. Blas inquires about the screening on the property, the surrounding property is also Blue Ribbon's property, on the side where there is a neighborhood there's a pretty good size wooded area and that will be left alone. The building already has lighting and lights up the fueling stations and parking.

Mr. Ellis states this is not a fueling station, it is off-road diesel for the equipment there.

Mr. Williams asks what jurisdiction services the property.

Mr. Blas states Carrol Electric and Springdale Water.

Mr. Williams asks which jurisdiction is the majority of the property in.

Mr. Blas states in Springdale.

Mr. Williams asks why Benton County is reviewing the project.

Mrs. Kienzle states the subject parcel is not in the incorporated area of the City of Springdale and I don't believe the city utilities will be being used on this parcel.

Mr. Blas states they will only be using Carrol Electric Power.

Mrs. Kienzle states that if they were to ever use Springdale's sewer, they may have to annex into Springdale but that is not the case at the moment.

Mr. Williams asks what fire services service the location.

Mrs. Kienzle states Cave Springs fire district would service the location.

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R. J. SNELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

Mr. Williams asks who will govern the fuel stations.

Mr. Ellis states they will meet the standard requirements the state requires.

Mrs. Kienzle asks if that is ADEQ

Mr. Ellis states that is correct, ADEQ just wants to make sure we have a secondary container onsite.

Mr. Williams states the fire service will have something to say as well, did the fire marshal *not have a comment?*

Mrs. Kienzle states there was no comment but she can forward the project to Cave Springs fire chief for comment.

Mr. Blas states the fueling company is the one who handles all of the permits for the fuel tanks at all the sites.

Mr. Williams asks how many locations Blue Ribbon has.

Mr. Blas states there are 3 locations including this one, one in Rogers, East of Springdale and this location, when we have large projects, we have fuel stationed at the location.

Mr. Bracy asks what type of security will take place, what type of fence or security since there will be fuel on-site.

Mr. Blas states the fuel will be fenced.

Mr. Bracy asks what the traffic looks like.

Mr. Blas states there will not be a lot of traffic than there is now, bull dozers and tractors would be kept onsite in between jobs.

III. Bowen Major Subdivision-Preliminary Plat, case 23-022, 16175 Hwy 102, Decatur; 18-11304-000

Representative: Phil Swope, 613 S 58th Ct, Rogers

Staff gave presentation.

Mr. Swope states he will revise the plat before the next meeting.

IV. Todd Major Subdivision and Waiver, case no. 23-025, 16907 Hwy 102, Decatur; 18-11288-004

Representative: Dustin Todd, 16907 Hwy 102, Decatur

Staff gave presentation.

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V. Neal Major Subdivision-Final Plat, case no. 23-032, Miser Rd, Pea Ridge; 18-05643-001

Representative: Jason Ingalls, 9200 Suits Us Dr, Bella Vista

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

VI. Rosser (Willis) Major Subdivision-Final Plat, case no. 23-033, 15025 Wilkerson Rd, Garfield; 18-05633-000

Representative: Jason Ingalls, 9200 Suits Us Dr, Bella Vista

Staff gave presentation.

Mr. Ingalls states the road has been constructed but still needs inspected by Josh Beam.

VII. Horn Major Subdivision and Waiver, case no. 23-034, 15029 Wilkerson Rd, Garfield; 18-05633-003

Representative: Gary Horn, 15029 Wilkerson Rd, Garfield

Staff gave presentation.

Mr. Bracy asks about the access easement

Mrs. Kienzle states Mr. Horn already has an easement, the book and page to the deed just needs to be on the plat.

VIII. Bluewater Major Subdivision-Final Plat, case no. 23-036, Miser Rd, Pea Ridge; 18-05643-004

Representative: Jason Ingalls, 9200 Suits Us Dr, Bella Vista

Staff gave presentation.

Mr. Ingalls states he will get the surveyor to revise the outstanding items on the plat.

IX. Mars Site Plan Review, case no. 23-038, 718 N Old Wire Rd, Lowell; 18-02340-000

Representative: Jason Ingalls, 9200 Suits Us Dr, Bella Vista

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Mr. Ingalls states he will revise the plans before the next meeting.

DEBRA HARRELL
COUNTY CLERK
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X. Mills Variance, case no. 23-040, 21347 Oak Leaf Dr, Garfield; 15-05374-000

Representative: Tom Wiechman, 17366 N Hwy 94, Pea Ridge

Staff gave presentation.

Staff Updates - Administrative Approvals:

- I. Wade Lot Combination, case no. 22-507, Hickory Rd, Rogers; 15-03811-000 & 15-03811-001
- II. Anderson Minor Subdivision, case no. 22-514, 13251 Siloam City Lake Rd, Gentry; 18-13792-001
- III. Mud Puddle Minor Subdivision, case no. 22-519, 13745 Fairmount Rd, Siloam Springs; 18-13939-002
- IV. Clay Lot Combination, case no. 22-526, Goldenrod Ln, Rogers; 15-08777-000
- V. Manion Minor Subdivision, case no. 22-532, 17090 Aubrey Long Rd, Gentry; 18-11705-000
- VI. Smith Minor Subdivision, case no. 22-536, 17808 Spanish Treasure Rd, Gravette; 18-11874-004
- VII. Harris Minor Subdivision, case no. 23-005, Y City Rd, Gentry; 15-07444-000
- VIII. Gulbranson Property Line Adjustment, case no. 23-014, 11102 Guyll Ridge Rd, Rogers; 18-04916-002
- IX. Hertweck Property Line Adjustment, case no. 23-016, 9784 Grants Pass Rd, Garfield; 15-09655-000
- X. Webb Minor Subdivision, case no. 23-021, 17763 Little John Rd, Decatur; 18-11480-000
- XI. Rhodes Minor Subdivision, case no. 23-023, 20499 High Chaparral Trail, Gravette; 18-14790-001
- XII. Douglas Minor Subdivision, case no. 23-029, 14282 N Mt Olive Rd, Gravette; 18-12245-004

Discussion Item: Mrs. Kienzle would like to try to get input from the Planning Board and Planning Staff to consider making revisions of some regulations and take them to Quorum Court for revisions and approval. We can elect to have a special meeting to workshop some ideas.

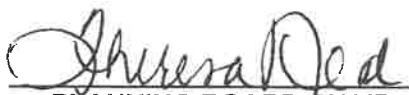
Meeting Adjourned: 8:20 p.m.

Next Meeting: March 1, 2023

APPROVED THIS 1st DAY OF March, 2023.

ATTEST:

PLANNING DIRECTOR

APPROVED:

PLANNING BOARD CHAIR or
VICE CHAIR

FILED

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