

2021 MAR 17 AM 8:11

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

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

February January 3, 2021
(TP) 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, Terry Maienschein, 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: January 20, 2020

Mr. Williams motioned to approve the January 20, 2020, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 6 – 0

General Public Comment:

Old Business: None

New Business:

- I. Schorpp Waiver, case no. 21-002, Admiral Nimitz Dr., Rogers; 15-06598-000

Representative: Michael and Barbara Schorpp

Staff gave presentation.

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

Motion approved: 6-0

TECHNICAL ADVISORY COMMITTEE

1. **Call to Order**

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Mr. Maienschein asks if there is an existing septic, and where is it located?

Mr. Martinez replies that there is a septic system and it is on the sloped area.

Mr. Reamer states that historic imagery shows that historic imagery shows that there were two mobile homes on the site which had since been removed.

Mr. Maienschein asks where the mobile homes were previously placed.

Mr. Reamer replied that they were perpendicular to Lynn Ln and parallel to each other, one on the northern property line one on the southern property line.

Mr. Bracy asked if the mobile homes that were present when he bought the property are still there.

Mr. Reamer replies no, that they have been removed. Mr. Martinez has owned the property for eight years.

Mr. Torrez asks if they are calling the slope a hardship.

Mr. Reamer replies yes.

Mr. Torrez states that when considering the safety, he considers the driveway that faces the road. However, this property doesn't have a driveway.

Mr. Reamer states that there is also not an attached garage.

Mr. Maienschein asks if the Department of Health needs to re-certify the septic system.

Mr. Reamer replies no.

Mr. Bracy asks what is the white building to the north near the proposed structure.

Mr. Martinez replies that this is the neighbor's garage.

Mr. Bracy says that it appears to be on the Martinez's property.

Mr. Reamer states that the parcel lines are not exact, however, it does appear to be close to the property but it is an offsite improvement.

Mr. Torrez states that there are several violations on the surrounding properties.

Mr. Bracy asks if the shed is a permanent structure.

Mr. Martinez replies that the shed is a permanent structure on a foundation.

Mr. Bracy asked if they are planning to place another mobile home.

Mr. Reamer replies that the question was asked, however, the applicant would need to pursue a high-density residential waiver.

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Mr. Bracy asks if the placement of this mobile home is dependent upon being able to place a second.

Mr. Martinez replies that he asked because previously there were two.

Mr. Torrez replies that they are not grandfathered in but when they are ready, they can come and talk to the board and they will try to be accommodating.

4. Other Business: None

5. Staff Updates - Administrative Approvals:

- I. Spain Minor Subdivision, case no. 20-263, Sharps Ford Rd, Hindsville; 18-00502-000
- II. Koehn Minor Subdivision, case no. 20-270, 11795 Morris Maxwell Ln, Gentry; 18-15753-000
- III. Lundholm Minor Subdivision, case no. 20-281, 21543 W. Hwy 102, Decatur; 18-14275-001
- IV. Weir Minor Subdivision, case no. 20-283, 13051 Bryant Rd, Gentry; 18-10890-000
- V. Mission G3 Minor Subdivision, case no. 20-295, 15686 Johns Hill Rd, Lowell; 18-02698-000
- VI. Goff Lot Combination, case no. 20-298, 9509 Grimes Dr, Rogers; 15-05680-000
- VII. Mack Property Line Adjustment, case no. 20-301, Lodge Dr, Garfield; 15-05617-000
- VIII. Conner Property Line Adjustment, case no. 20-302, N Pine Top Rd, Rogers; 18-00078-000
- IX. Fraine Minor Sub, case no. 21-006, 11910 Plank Rd, Rogers; 18-00474-002

6. Discussion Item: None

Meeting Adjourned: 6:30 p.m.

Next Meeting: February 17, 2020

APPROVED THIS 3rd DAY OF March, 2021.

ATTEST:

APPROVED:



 PLANNING DIRECTOR



 PLANNING BOARD CHAIR or
 PLANNING BOARD VICE CHAIR