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BENTONVILLE, AR



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

February 7, 2024

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, Bob Bracy

Roll Call: Bob Bracy, Rachel Kitterman, Linda Lloyd, Theresa Neal, Ashley Tucker and Terry Maienschien were present.

Staff present: Madison Kienzle – Planning Director, Tracy Backs – Senior Planner, Sandra Garza – County Planner, and Logan Webb – County Planner

Public Present: See sign in sheet

Disposition of Minutes: January 17, 2024

Mr. Maienschien motioned to approve the January 17, 2024, Planning Board Meeting minutes. The motion was seconded by Mr. Tucker.

Motion to approved: 6 – 0

General Public Comment: None

Old Business: None

New Business:

- I. **Nichols Telecommunications Tower, case no. 23-429, 12361 Springtown Rd, Gentry; 18-10794-000**

Representative: David McGee, 121 Village Boulevard, Madison Mississippi

The applicant proposes to construct a new 250', self-supported telecommunications tower, enclosed by a 60' x 60' fence. Subject application is for a trucking facility inclusive of 23 dump truck parking spaces and two shop buildings.

Staff gave presentation

The Planning Board discussed the proposal with the applicant. The board asks staff why an offsite drainage study is required if there is little or insignificant square

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footage that is impervious, staff clarifies that an offsite drainage study is required for all development that requires a site plan review per regulations. Staff says they are open to discussing changing the regulations regarding offsite drainage studies with the board.

Mr. Tucker motion to approve, second by Mr. Maienschein.

Motion to approved: 6-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

- I. Reading Major Subdivision & Waiver, case no. 24-011, 13946 Fairmount Rd, Siloam Springs; 18-13938-001**

Representative: Tim West with Atlas Professional Land Surveying

Subject application is to divide the 10.00-acres parcel into Tract A and Tract B of 5.17 acres and 4.82 acres in size, respectively. Applicant is seeking a waiver of the requirement to submit a preliminary plat for consideration.

Staff gave presentation

The Planning Board discussed the proposal with the applicant.

Discussion Item:

Reviewing the effectiveness and usefulness of the Development Review Committee to the Planning Board.

Staff Updates - Administrative Approvals:

- I. Henry Minor Subdivision, case no. 23-410, 14573 El Kaney Ln, Lowell; 18-02778-000**
- II. Crawford Lot Combination, case no. 23-417, Dogwood Dr, Garfield; 15-04429-000**
- III. Burcham Minor Subdivision, case no. 23-418, Sibley Rd, Sulphur Springs; 18-15590-006**
- IV. Pearson Minor Subdivision, case no. 23-419, Nokes Farm Rd, Siloam Springs; 18-13137-000**
- V. Perkins Property Line Adjustment & Minor Subdivision, case no. 23-426, 13283 Steward Rd, Siloam Springs; 18-10905-000**
- VI. Axsom Minor Subdivision, case no. 23-430, 18061 Bethlehem Rd, Decatur; 18-11255-000**
- VII. Eddleman Property Line Adjustment & Tract Combination, case no. 23-432, Springtown Rd, Gentry; 18-10793-002**
- VIII. Buffington Minor Subdivision, case no. 23-440, 14916 Pleasant Ridge Rd, Rogers; 18-03472-000**

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- IX. Howard Lot Combination, case no. 23-441, Posy Mountain Dr, Garfield; 15-08397-000
- X. Holden Minor Subdivision, case no. 24-005, 18407 Garman Rd, Siloam Springs; 18-10961-001
- XI. McChristian Minor Subdivision, case no. 24-006, 21592 Floyd Moore Rd, Gentry; 18-14618-000
- XII. Patton Minor Subdivision, case no. 24-007, 13400 N AR 43 Hwy, Gravette; 18-16157-000
- XIII. Mayfield Minor Subdivision, case no. 24-009, 15083 Gary Fletcher Rd, Garfield; 18-05450-000

Meeting Adjourned: 6:25 pm

Next Meeting: February 21, 2024

APPROVED THIS 22nd DAY OF February, 2024.

ATTEST:

PLANNING DIRECTOR

APPROVED:

PLANNING BOARD CHAIR or
VICE CHAIR

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