



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

January 18, 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, and Rick Williams were present.

Staff present: Madison Kienzle – Planning Director and Sandra Garza – County Planner

Public Present: See sign in sheet

Disposition of Minutes: January 4, 2023

Mr. Williams motioned to approve the January 4, 2023, Planning Board Meeting minutes. The motion was seconded by Mr. Collyge.

Motion approved: 5 – 0

General Public Comment: None

Old Business:

- I. **Tarin Waiver, case no. 22-520, 15548 Airport Road, Siloam Springs; 18-14158-004**

Representative: Dinora Tarin & Rafael Rios, 15500 Airport Rd, Siloam Springs

Staff gave presentation.

Mr. Williams asks if the water problem got fixed.

Mrs. Kienzle states that the Planning Department looked into it, it is a granite fabrication, it is in the City of Siloam Springs' planning jurisdiction and they would have jurisdiction over that type of development, when I spoke to one of the planners for Siloam Springs, they stated they would not review since this has been an existing business for several years.

Mr. Williams stated that is not acceptable.

Mr. Rios states it's on file, we made a complaint about 3 years ago and nothing has been done.

Mr. Williams states that if Siloam Springs isn't going to exercise any ownership of it, then we are required because we are acting on this, so whether they cease and desist or a lawsuit against them, it is illegal to put water on somebody else's property.

Mr. Rios states he has a letter in hand from Garrett at ADEQ that states there is nothing he can do.

Mr. Williams states that beside the point, the Planning Board requires a drainage study on everything that we do in the county.

Mrs. Kienzle states she can have a discussion with the county attorney and see if we can do some type of enforcement, in terms of the water quality I wasn't updated by ADEQ, I'll be happy to reach out to Garret Grimes.

Mr. Rios asks Mrs. Kienzle to read the letter out loud.

Mrs. Kienzle reads the letter out loud and states that her understanding is that they can investigate the aspect of water quality but not necessarily any damage via erosion.

Mr. Rios states there is water running all day long, its illegal no matter how you look at it, but if there's nothing you can do about it, we can keep living this way.

Mrs. Kienzle states the property owners can stop by the office to continue discussion.

Public Comment: None

Mr. Collyge motions to approve, seconded by Mr. Williams.

Motion to Approve: 5-0

II. Slimmer Waiver, case no. 22-524, 14010 Spring Road, Bentonville; 15-09404-000

Representative: Brad & Jaimee Andler on behalf of Floyd Slimmer, 14010 Spring Rd, Bentonville

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

2023 FEB 16 PM 1:34

CLAYTON WATRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Public Comment: None

Mr. Collyge motions to approve, seconded by Mr. Williams.

Motion to Approve: 5-0

III. Planning Board Bylaws

Bylaws – Virtual attendance of meetings

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

Mr. Collyge motions to approve, seconded by Mr. Bracy.

Motion to Approve: 5-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New 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

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Staff Updates - Administrative Approvals:

- I. Stephens Minor Subdivision, case no. 22-383, 17230 Fruitwood Rd, Gravette; 18-12167-002
- II. Clifford Lot Combination, case no. 22-512, Ranch Rd, Lowell; 15-04261-000
- III. Hankins Minor Subdivision, case no. 22-518, 24188 Hunters Rd, Sulphur Springs; 18-16519-001
- IV. Reading Minor Subdivision, case no. 22-528, 13946 Fairmount Rd, Siloam Springs; 18-13938-001
- V. Catanzaro Minor Subdivision, case no. 22-533, Sigmon Ln, Lowell; 18-02667-000

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.

2023 FEB 16 PM 1:34

BETTY WHEELER
CO. & FRONTRUNNER CLERK
BENTON COUNTY, AR

Meeting Adjourned: 6:50 p.m.

Next Meeting: February 1, 2023

APPROVED THIS 15th DAY OF February, 2023.

ATTEST:

APPROVED:


PLANNING DIRECTOR


PLANNING BOARD CHAIR or
VICE CHAIR

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