

FILED

2022 FEB 17 AM 9:02



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

January 19, 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, Mr. Bracy.

**Roll Call:** Bob Bracy, Sean Collyge, Theresa Neal, Terry Maienschein, Stephen Torrez, Bethany Rosenbaum and Rick Williams were present.

**Staff present:** Taylor Reamer – Director of Planning, Madison Kienzle – Senior Planner, Sandra Garza – County Planner

**Public Present:** See sign in sheet

**Disposition of Minutes:** January 5, 2022

Mr. Williams motioned to approve the January 5, 2021, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 7 – 0

**General Public Comment:** None

**Old Business:** None

**New Business:**

- I. **Foster Variance, case no. 21-428, 15742 Johns Hill Rd, Lowell; 15-11120-000**

Representative: Jonathan Foster, 15742 Johns Hill Rd, Lowell

Staff gave presentation.

Public Comment: None

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

Motion Approved: 7-0

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II. **McCullough Waiver, case no. 21-432, 9007 LaRue Rd, Rogers; 18-00561-002**

Representative: Patricia & Don McCullough, 9009 LaRue Rd, Rogers

Staff gave presentation.

Mrs. McCullough states that they have done some research and contacted the Arkansas Heritage about putting it on the historical site to see if they will move forward with that.

Dr. Neal asks if the footprint will stay the same.

Mr. McCullough states it will stay the same, the only thing that will be changed is on the west side of the building, there was a lean-to where they kept feed and all other things in, and just convert that into a deck. There were a lot of concerned neighbors about the building looking different from the front and there will be no change.

Mr. Bracy asks if there was any comment from the road department about the building being so close to the road.

Mr. Reamer states there was not.

Public Comment: None

Mr. Williams motioned to approve; Dr. Neal seconded the motion.

Motion Approved: 7-0

III. **Bliss Lake Major Replat, case no. 21-442, Twin Coves Rd, Rogers; 15-03396-001**

Representative: Phil Swope with Swope Engineering

Staff gave presentation.

Public Comment: None

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

Motion Approved: 7-0

IV. **Cummings Major Subdivision and Waiver, case no. 21-443 & 21-444, Fruitwood Rd, Gravette; 18-12218-014**

Representative: Tim West, 425 N. Centennial Ave. West Fork, AR

Staff gave presentation.

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Public Comment: None

Dr. Neal motioned to approve; Mr. Maienschein seconded the motion.

Motion Approved: 7-0

**V. Brink Variance, case no. 21-445, 11856 White Oak Dr, Garfield; 15-04532-000**

Representative: Robert Brink, 11856 White Oak Dr, Garfield

Staff gave presentation.

Public Comment: None

Mr. Brink states that is correct and the deck is currently encroaching the other property, that will be corrected, the person who started the project before him left the deck in that place, but will be corrected.

Mr. Bracy asks for clarity if the deck will continue existing like it is currently.

Mr. Reamer clarifies to the board that what the picture is showing currently is not how it will stay, the deck is being removed and fixed.

Mr. Bracy asks if the ravine between the properties will be interrupted or filled in, there won't be a change in elevation?

Mr. Brink states there will not.

Dr. Neal asks for clarity, was this proposal being built before getting approval from the board?

Mr. Reamer states that this project was started by someone else before Mr. Brink purchased the property and will be cleaning up the mess and getting required building permits.

Mr. Maienschein motioned to approve, Dr. Neal seconded the motion.

Motion Approved: 7-0

**TECHNICAL ADVISORY COMMITTEE**

**Call to Order**

**Old Business / Ongoing Applications: None**

**New Business:**

1. **Fry Major Replat & Waiver, case no. 22-074 & 22-075, Robinwood Rd, Rogers; 15-17539-000**

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CO & PROBATE CLERK  
BENTON COUNTY, AR

Representative: Ethan Thomas with Swope Engineering

Staff gave presentation.

Mr. Bracy asks where the new water way will be

Mr. Reamer states there will be a new water way between lot 52 & 53 going straight down south, where the drainage easement will be.

Mr. Thomas clarifies that they have decided to go a different route after looking at the analysis, they are going to tie into the front of the cul-de-sac and down south where the existing drainage easement between lots 52 & 11 so the water exits in the same location.

Mr. Bracy asks if there is an updated graphic that can be provided at the next meeting?

Mr. Thomas states he will provide something with the new proposal.

Dr. Rosenbaum asks Mr. Reamer what brought the City of Rogers in, if this is in the county to complete the lot combinations, also can you clarify the response that the city gave.

Mr. Reamer states that by state statute the city elects where they will cover in their area of municipality to do the lot splits, lot combinations or property line adjustments. Since none of that is taking place, this approval will have to be done by Benton County's Planning Board, as they do not take care of approvals like these.

**Other Business:** None

**Staff Updates - Administrative Approvals:**

- I. Lowry Minor Subdivision, case no. 21-044, 22466 Slate Gap Rd, Garfield; 18-00282-000
- II. Willis Minor Subdivision, case no. 21-345, Wilkerson Rd, Garfield; 18-05632-000
- III. Truitt Minor Subdivision, case no. 21-434, Bethlehem Rd, Decatur; 18-12342-003
- IV. Reynolds Minor Subdivision, case no. 21-439, 15700 Robison Hollow Rd, Siloam Springs; 18-14207-000
- V. Herrington Minor Subdivision, case no. 21-441, Mt. Zion Rd, Sulphur Springs; 18-16427-000
- VI. Coblentz Minor Subdivision, case no. 21-452, Osage Hog Farm Rd, Gentry; 18-11014-007
- VII. Latvala Lot Combination, case no. 22-001, 10420 OI Loggin Rd, Gravette; 15-10273-000

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Discussion Item: None

Meeting Adjourned: 6:50 p.m.

Next Meeting: February 2, 2022

APPROVED THIS 15<sup>th</sup> DAY OF FEB, 2022.

ATTEST:

  
PLANNING DIRECTOR

APPROVED:

  
PLANNING BOARD CHAIR or  
PLANNING BOARD VICE CHAIR