



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

January 20, 2020  
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:** December 2, 2020

Mr. Williams motioned to approve the December 2, 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. Schroeder Site Plan Review, case no. 20-227, Coppermine Rd, Rogers; 18-00920-000

Representative: Adam and Nicolette Schroeder

Staff gave presentation.

Mrs. Schroeder stated that the fence is not completely finished. Once completed it will be enclosed. There are plan to plant palm trees in the Spring.

Mr. Bracy motioned to reopen public comment. Mr. Williams seconded the motion. Motion approved: 5 – 0

**Joe Culp 18960 Coppermine Rd. Rogers AR, 72756**

2021 FEB -5 AM 10:17

LARRY W. HAYES  
CO. CLERK  
BENTON COUNTY, AR

Mr. Culp stated that he doesn't think that the residential nature of the neighborhood is suitable for a commercial facility. He is concerned about hearing noise from a pressure washer and other power equipment as well as traffic. He objects to any signage or lighting.

**Sam Hollis 18618 Shaddox Mountain Rd. Rogers AR, 72756**

Mr. Hollis stated concerns about the residential nature of the neighborhood and the compatibility of a commercial facility. He noted the numerous watercrafts on the property over the summer parked on the property.

**Paige Smeltz 18622 Shaddox Mountain Rd. Rogers AR, 72756**

Ms. Smeltz stated concerns about the residential nature of the neighborhood and the compatibility of a commercial facility. She is concerned that other businesses will move into the area.

Public comment period is closed.

Mr. Torrez requests that Mr. Reamer discuss zoning in the County.

Mr. Reamer states that by County Ordinance, the County does not enforce any type of zoning in the unincorporated parts of the County. Instead, the County reviews any non-single family residential and non-agricultural land use whether that is commercial, industrial, institutional. There is no exclusion of a use in a specific area. The purpose of the ordinance is for the Board to take into account spatial aspects and design aspects and render a decision based on the design criteria.

Mr. Williams asks about the hours of operation.

Mr. Schroeder stated that the hours of operation are 9-5 Monday through Friday.

Dr. Rosenbaum asks if there is a residence on the property.

Mrs. Schroeder responds that their residence is on a second lot adjacent to the business.

Mr. Torrez asks if the ADA space is a marked ADA stall, and if the ADA stall is on the actual site.

Mrs. Schroeder responds that it is where the house meets the shop in the shared driveway.

Mr. Schroeder states that the stall is technically on the other parcel.

Mr. Torrez states that for the purpose of the application the site has no ADA stall, because it is on the adjacent lot. Mr. Torrez expresses concern over the size of the lot, the slope of the drive, and the ability to maneuver in the drive without interrupting traffic.

Mrs. Schroeder states that all traffic would pull off into the area near the door. All traffic goes down Coppermine Rd.

Mr. Torrez asks whether traffic would back out of the lot or pull forward when leaving.

Mrs. Schroeder states that traffic would pull forward.

Mr. Bracy asks how a pickup truck with a boat trailer would back into the lot.

Mr. Schroeder states that he often backs things down into the lot with his truck. He rarely pulls in face-forward due to the traffic hazard.

Mr. Bracy states that the ordinance mandates 20 ft spacing, however due to the size of the lot that is not possible.

Mr. Reamer recommends that the board takes into account the fact that the improvement is existing rather than improved.

Mr. Maienschein asks whether the Schroeder's would consider adjusting their business so that they go and pick up the watercraft, bring them to the property, back them in themselves, and then take them back to the customers.

Mr. Schroeder stated that it is not uncommon for him to pick up the watercraft, and they had discussed that as a permanent alternative. He states they would not be opposed.

Dr. Rosenbaum asks whether they work on big boats on location.

Mr. Schroeder states that they had decided to work on jet skis on the property, but only work on boats at the boat docks and marinas.

Mr. Bracy asks whether it feasible to do their business without having the public bring their trailers and the equipment onsite.

Mr. Schroeder states that it would be possible.

Mr. Reamer asks the Board to consider that there would be trailers and vehicles not licensed to owners in which work is being conducted on.

Mr. Bracy states that the County setback rule for commercial land use, which is 20-30 ft of vegetation between the activity and public access.

Mr. Williams asks whether the ADA parking space can be eliminated.

Mr. Reamer replies that if the owners propose zero parking spaces, the ADA parking space would not be necessary.

Mr. Torrez states that the business plan should be revised to state that no customers will come to the property. The site plan does not accurately reflect the variance requested because the ADA stall is not on the correct property. He states he is concerned about the points made by Mr. Bracy.

Mr. Torrez suggests that motion could be made, the project could be denied, or it could be tabled.

Dr. Rosenbaum states that the applicants have tried to work with the board, the watercraft season is quickly approaching, therefore, the Board should vote on something.

Mr. Bracy asks how many vehicles come and go on an average day.

Mrs. Schroeder states that during winter weatherization season, which is only a couple of weeks out of the year. In the summer there may be two a day. In the winter there may be one a week. He states that he has no employees.

Mr. Bracy asks how the owners plan to mitigate noise.

Mrs. Schroeder states that she will no longer play music, and that most of the noise is the result of them living in the house.

Mr. Bracy asks whether the ordinance provides the opportunity to limit access to the property.

Mr. Reamer replies that would be within the power of the Planning Board. This could be enforced via administrative fines, or revocation of approval.

Mr. Williams motions to approve the Schroeder Site Plan Review and Parking Waiver with stipulations as follows:

1. All outdoor storage of customer marine equipment, operating materials/tools, and customer trailers shall be placed out-of-view from adjacent roadways and adjacent residential structures by placing items behind privacy fencing or inside the existing structure.
2. The project shall adhere to Standard Conditions of Site Plan Review.
3. All operations for the commercial business are to be conducted by the owner and the owner only. No public are to be onsite.
4. Eliminate the requirement for the ADA parking space and standard parking space.

Mr. Maienschein seconded the motion.

Motion approved: 6 – 0

**TECHNICAL ADVISORY COMMITTEE**

1. **Call to Order**
2. **Old Business / Ongoing Applications: None**
3. **New Business:**

1. Schorpp Waiver, case no. 21-002, Admiral Nimitz Dr., Rogers; 15-06598-000, 15-06600-003

Representative: Barbara Schorpp 8292 Shaddox Mountain Dr

Staff gave presentation.

Mr. Bracy asks with the road is a cul-de-sac, and if the two roads will be deeded together. He states that this is very common out near the lake.

Mr. Reamer states that legally the property will be combined, although there is a public right-of-way between them. The deed restriction will be in place so that the two properties cannot be separated.

Mr. Bracy asks whether the County requires that the owners maintain the road.

Mr. Reamer states that Road Department has a boring requirement. In addition, the owners must maintain the septic line if necessary.

**4. Other Business: None**

**5. Staff Updates - Administrative Approvals:**

- I. Johnston Minor Subdivision, case no. 20-242, 19424 Shinn Springs, Siloam Springs; 18-12621-000
- II. Ramos Property Line Adjustment, case no. 20-244, 16642 Styles Rd, Sulphur Springs; 18-15477-000
- III. Smith Minor Subdivision, case no. 20-254, Cherokee Rd, Gentry; 18-16024-000
- IV. Duggar Minor Subdivision, case no. 20-267, 17562 Old Hwy 68, Springdale; 18-10475-010
- V. Wilkerson Minor Subdivision, case no 20-268, Russell Yates Rd, Pea Ridge; 18-05407-002
- VI. Butler Property Line Adjustment, case no. 20-269, 1696 Timberlake Tr, Rogers; 15-07685-000
- VII. Five B's Minor Subdivision, case no. 20-272, Bentonville; 18-16460-001
- VIII. Self Minor Subdivision, case no. 20-278, 22706 Floyd Moore Rd, Gentry; 18-14656-005
- IX. Vestal Minor Subdivision, case no. 20-279, 11527 AR 279 HWY, Bentonville, 18-09747-000
- X. Snelling Minor Subdivision, case no. 20-282, Meadowlark Ln, Gravette; 15-07308-000
- XI. Song Replat, case no. 20-285, 9992 Jims Trl, Rogers; 15-03658-001
- XII. Corman Minor Subdivision, case no. 20-290, 16050 Old Hwy 68, Siloam Springs; 18-10410-000
- XIII. Smith Lot Combination, case no. 20-297, Oak Ln, Rogers; 15-02242-000

**6. Discussion Item: None**

Meeting Adjourned: 7:00 p.m.

Next Meeting: February 3, 2020

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

2021 FEB -5 AM 10:17

JOHN W. HARRIS  
CO. & PROSTATE CLERK  
BENTON COUNTY, AR

ATTEST:

  
PLANNING DIRECTOR

APPROVED:

  
PLANNING BOARD CHAIR or  
PLANNING BOARD VICE CHAIR