

2023 JAN 19 AM 9:22

LITTY WAINELL
CO. & PROMOTE CLERK
BENTON COUNTY, AR

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

January 4, 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, Theresa Neal, Terry Maienschein 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: December 21, 2022

Mr. Williams motioned to approve the December 21, 2022, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 5 – 0

General Public Comment: None

Old Business:

- I. **Jimenez Warehouse Site Plan Review, case no. 22-509, S 1st St, Lowell; 18-07084-004**

Representative: Miguel Jimenez, 4664 S 1st St, Lowell

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Mr. Jimenez states he has been in business for about 17 years at his permanent residence and has outgrown his business, this is why he purchased this property to place his business on.

Mr. Williams asks if there were chicken houses previously on the property.

Mr. Jimenez states there was.

Mr. Bracy comments he'd like to see an arial view of the property to see what the city inquired about on the southern portion of the parcel.

Mrs. Kienzle states that the City of Lowell is planning to do a collector road on the southern part of the parcel and Mr. Jimenez has agreed to dedicate a portion of his property for this cause.

Mr. Jimenez states he moved the building 50' away of the proposed road.

Mr. Williams motioned to approve, seconded by Mr. Maienschein.

Motion to Approve: 5-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New 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 there is a business on the property.

Mr. Rios states the adjacent property owner has a business on their property, creating the impact on the Tarin property.

Mr. Williams asks if ADEQ has taken action on this matter.

Mr. Rios states no one has reached out to them but they have complained to ADH and ADEQ for the past 3-4 years, the business has been there for about 8-years.

Mr. Williams states they should not be held hostage for something they are not doing, why could we not cease and desist the process of the adjacent property so they can follow up on it.

Dr. Neal states this is a violation because of the runoff, specially if it's got chemicals in it.

Mrs. Kienzle states planning department will send out a letter, if they didn't get approval from this board.

Dr. Neal asks if the board needs to wait on ADEQ to confirm the granite shop waste water, or can the project move forward, is that a stipulation

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Mrs. Kienzle states the stipulation is they have an existing septic onsite but ADH did not sign the permit stating that the new dwelling can be serviced by the existing septic. One of the outstanding items that I've included was that a state approved septic system must be installed to service the proposed dwelling unit. ADH can't prevent them from connecting the new dwelling to the existing septic even though it's not graded to the number of bedrooms, I have listed that as a condition to the approval.

Mr. Rios states Richard Murphree with ADH stated to him that he was not required to add another septic system, in case the system failed there is an alternative.

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.

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.

Staff Updates - Administrative Approvals:

- I. Pyne Minor Subdivision, case no. 22-453, 12997 Lodge Dr, Garfield; 18-01375-002
- II. Bates Property Line Adjustment, case no. 22-479, 21481 W AR 72 Hwy, Gravette; 18-14923-000
- III. Davis Property Line Adjustment & Minor Subdivision, case no. 22-493, 22021 W AR 72 Hwy, Gravette; 18-14904-001
- IV. Goebel Lot Combination, case no. 22-504, Hickory Ln, Rogers; 15-00910-000
- V. Coblentz Minor Subdivision, case no. 22-513, Osage Hog Farm Rd, Siloam Springs; 18-11014-007
- VI. Stricker Lot Combination, case no. 22-521, 20513 Nicodemus Church Rd, Siloam Springs; 18-13158-002

Discussion Item:

I. Brown Site Plan Review Concept

The Planning Board discussed about a variance proposal the applicant brought up on having a driveway in between a subdivision lot and county tract land in order to

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have his self-storage on both lots, he would like to know if the board would consider a variance application to waive the greenspace requirement.

Meeting Adjourned: 7:05 p.m.

Next Meeting: January 18, 2023

APPROVED THIS 18th DAY OF January, 2023.

ATTEST:

PLANNING DIRECTOR

APPROVED:

PLANNING BOARD CHAIR or
VICE CHAIR

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