

FILED

2022 FEB 17 AM 9:03



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

January 5, 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:** December 15, 2021

Mr. Williams motioned to approve the December 15, 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. **Vang Waiver, case no. 21-406, 19408 Chamber Springs Rd, Siloam Springs; 18-10596-000**

Representative: Long Vang, 19404 Chamber Springs Rd, Siloam Springs

Staff gave presentation.

Public Comment: None

Mr. Williams motions to approve, Mr. Maienschein seconded the motion.

Motion Approved: 7-0

FILED

2022 FEB 17 AM 9:03

DETSY HARRELL  
CO & PROBATE CLERK  
ROGERS COUNTY, AR

**II. Meinhardt Variance, case no. 21-414, 8691 Rambo North Rd, Rogers; 15-08933-000**

Representative: Michael Meinhardt, 8691 Rambo North Rd, Rogers

Staff gave presentation.

Mr. Bracy asks if the garage will be aligned with the home.

Mr. Meinhardt states it will be.

Mr. Williams asks where the propane tank will be relocated.

Mr. Meinhardt states the propane tank will be removed as it is no longer needed.

Public Comment: None

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

Motion Approved: 7-0

**III. House Variance, case no. 21-417, 8698 Spruce Drive, Rogers; 15-01176-000**

Representative: John House, 18921 Blackwalnut Street, Omaha, NE

Staff gave presentation.

Mr. House comments that the septic has already been installed.

Public Comment: None

Mr. Williams motions to approve, Mr. Maienschein seconded the motion.

Motion Approved: 7-0

**TECHNICAL ADVISORY COMMITTEE**

**Call to Order**

**Old Business / Ongoing Applications: 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.

FILED

2022 FEB 17 AM 9:03

Mr. Bracy asks what the hardship is for the 5-foot setback variance he is requesting.

Mr. Foster states he would like to have a garage with the sufficient space for two cars and a laundry room.

**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 this was the old LaRue post office and has been in the family since 1938 it is needing some maintenance so we have decided to try to convert it into a livable structure.

Mr. Bracy asks if the road next to the structure is a paved county road.

Mrs. McCullough states it is.

Mr. Bracy states the structure is almost at the edge of the road.

Mrs. McCullough states it is and when the structure was built, the fastest thing that passed by there was a horse and buggy, that is why they built it there.

Mr. Bracy asks Mr. Reamer since the building is well within the setbacks, do they need to apply for a variance?

Mr. Reamer states that this structures like this one by ordinance may continue so long as there is no addition or more encroachment to the setback, there will not be a variance required.

Dr. Rosenbaum asks if the Arkansas Department of Health has approved the septic for this structure.

Mrs. McCullough states they have approved.

Dr. Rosenbaum asks about utilities.

Mrs. McCullough states it has electric.

Mr. McCullough states there is city water.

Dr. Rosenbaum asks if the intensions are to rent out this site like an Airbnb style or to sell it or have a family member live there?

Mrs. McCullough states that on the initial application she stated that maybe in the future she plans to rent it out as an Airbnb but at the moment it would be for family, sometimes we have family staying with us from 2-3 weeks at a time and it would be nice to have them have their own spot.

FILED

2022 FEB 17 AM 9:03

Dr. Rosenbaum asked for the size of the structure.  
Mrs. McCullough states it is 30 x 16, it would really be a loft but it will also have a full kitchen and bathroom.

Mr. McCullough states that the intention is for it to stay looking like the old post office but when you walk in, it is a loft.

Mr. Bracy asks if the structure is on the historical registrar sheet.

Dr. Rosenbaum states that it could be put on there, as old as it is and there could be some advantages to it.

Mr. McCullough comments he thought it would be a disadvantage.

Mr. Bracy states

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

Representative: Casey Duff with Swope engineering.

Staff gave presentation.

Mr. Bracy asks for clarity on the project, this came up last year and we recommended to vacate that lot from the subdivision to be able to plat it with the rest of the lots

Mr. Reamer states that is correct, anywhere in the county cannot be within two platted subdivisions. So, the approval of the Subdivision that was taken place was for an 8 or 9 lot subdivision and a portion of that was from an old historic subdivision and needed to be vacated in order to be placed in this other subdivision that was created.

**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.

**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.

Mr. Williams asks what the hardship to the deck is.

FILED

2022 FEB 17 AM 9:03

Mr. Brink states that on that side is a wet weather runoff, the purpose to the deck is to hide a retaining wall so that water won't flow up to the foundation.

Mr. Bracy asks if the retaining wall was initially for his property.

Mr. Brink states it was not, it looks like the other property owners were doing some landscaping work but never finished it, which caused the water to back up. So, I need to go down there and clean that up, I have already been in contact with Lost Bridge to be able to do so. I also want to build a 10-inch retaining wall in order for the water not to reach the foundation in the future.

Mr. Bracy asks if the deck is going to be all along the side of the house.

Mr. Brink states that is correct.

Mr. Reamer asks if the deck will be covered.

Mr. Brink states there is a tree in the front that he does not want to mess with and will bring in some natural shade for a seating area, so no it will not be all covered, just the back portion of the deck which would be for a hot tub.

Mr. Bracy asks if the deck will be attached to the home or will it be a self-supporting deck.

Mr. Brink states it will be both, it will be against the house and supported by 4x4s placed with concrete into the ground.

**Other Business: None**

**Staff Updates - Administrative Approvals:**

- I. Shrader Minor Subdivision, case no. 21-284, 13128 Dale Shrader Rd, Pea Ridge; 18-05406-000
- II. Jones Minor Subdivision, case no. 21-347, Guyll Ridge Rd, Rogers; 18-04562-000
- III. Leonard Minor Subdivision, case no. 21-349, N Big Springs Rd, Sulphur Springs; 18-15639-000
- IV. Lasater Minor Subdivision, case no. 21-419, 20194 Hwy 16, Siloam Springs; 18-13059-000
- V. Siracusa Lot Combination, case no. 21-420, Slate Gap Rd, Garfield; 18-00260-000
- VI. Andrews Minor Subdivision, case no. 21-424, 18742 Shankles Rd, Gentry; 18-14751-000
- VII. Turner Minor Subdivision, case no. 21-425, 895 Waldrip Ln, Decatur; 15-07414-000
- VIII. Carnahan Minor Subdivision, case no. 21-426, 12250 Benson Rd,

FILED

2022 FEB 17 AM 9:03

Gravette; 18-15097-000

IX. Dawson Minor Subdivision, case no. 21-427, 19773 Garman Rd, Gentry; 18-13635-002

X. Barrett Minor Subdivision, case no. 21-437, 9922 Wilmoth Cir, Gentry; 18-14612-000

Burden Minor Subdivision, case no. 21-440, 20521 Cincinnati Creek Rd, Siloam Springs; 18-13246-000

Discussion Item: None

Meeting Adjourned: 6:50 p.m.

Next Meeting: January 19, 2022

APPROVED THIS 15 16<sup>th</sup> DAY OF Feb, 2022.

ATTEST:

  
PLANNING DIRECTOR

APPROVED:

  
PLANNING BOARD CHAIR or  
PLANNING BOARD VICE CHAIR