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

July 15, 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. Tucker.

Roll Call: Bob Bracy, Sean Collyge, Ron Homeyer, Terry Maienschein, Stephen Torrez, Ashley Tucker and Rick Williams were present.

Staff present: Taylor Reamer – Director of Planning, Madison Kienzle – County Planner

Public Present: Six (6) members of the public were in attendance.

Mr. Tucker: Due to health concerns related to covid-19 and current federal health recommendations to avoid gatherings of ten or more, some of the Planning Board members as well as County staff may attend this meeting by phone or other remote means. That being said, the County Administration Building will be open for those who would like to attend. Those who do attend will be asked to listen from the lobby outside the Quorum Court Chambers. Attendees will only be allowed to enter the Quorum Court Chambers to make a public comment or speak during the public hearing items on the agenda. Those who do attend to observe CDC recommendations regarding hygiene, the use of masks or other facial covering, a social distancing keeping at least 6 ft from any other person at the meeting. Moreover, nobody should attend the meeting if they are experiencing any type of illness involving fever, sneezing, cough, or shortness of breath.

Disposition of Minutes: July 1, 2020

Mr. Williams motioned to approve the July 1, 2020, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 7 – 0

General Public Comment: None.

Old Business: None

- I. **Meek Site Plan Review – Time Extension, case no. 20-141, 5801 Ervin McGarran Road, Lowell, 18-02820-000**
 Representative: Tyler Meek, no address given
 Staff gave a presentation.

Mr. Williams: Reason for extension requested.

Mr. Meek: We've decided to complete the project.

Mr. Tucker: Is there a reason you weren't able to complete the project in the time allotted?

Mr. Meek: Yes, we were sorting out financing options. Also, when the pandemic hit, we were watching that develop, but we've decided now to continue with the project.

Mr. Tucker: Do you have a plan to begin construction?

Mr. Meek: We see construction starting early next year. Right now, we're putting in plantings, conditioning the soil, and prepping.

Mr. Torrez: Have you selected a general contractor, or entered into a contract with a general contractor?

Mr. Meek: Not at this time, no. Our building is a prefabricated, pre-built, post and beam construction. Once it is ordered we will hire a contractor to come and install it. We're in a position now where we don't anticipate any problems with having the funds to complete the project.

Mr. Williams motioned to open the floor for public comment. Mr. Torrez seconded.
Motion approved: 7-0

Charles Martin 5940 Ervin McGarran Rd.

Mr. Martin: Thank you for the opportunity to speak. We don't wish to make problems for people who doing thing to improve their property, but we do want to reiterate that when this originally came up, nobody in the whole neighborhood supported this. By the end we had a petition with over 50 signatures, and we want to say that there is no change to that stance. Now, adjacent to the property there are three new home. They are nice homes with families and children living there. There is another home that is right on the entry area. We just believe that this does not fit the area well. We realize the Planning Board is not a Zoning Board, so there are some limitations. However, we want to go on record stating that we are opposed to this in our neighborhood for a number of reasons. First the operations, and the time, and continuous development of new homes. This area is for nice homes, and families, and retirees.

Dan Sherrill, no address given.

Mr. Sherrill: I purchased a piece of property about a year ago, because I wanted to get out of two into a country setting, where it would be nice, quiet, and peaceful. When I purchased the property, I was told that it was going to be a wedding chapel. Well as we progressed on with the home, we realized it was going to be an event center, which means that stuff will be going on all the way until 10 o'clock at night, and there will be loud music, and usually when there is a large crowd of people alcohol shows up and then crowds can get unruly and loud. So, it is really not the kind of atmosphere that we would like to see. I am opposed to the center I don't think they have the right area.

Joyce Martin 5940 Ervin McGarrah Rd.

Ms. Martin: I did not speak at the last meeting. I didn't think that it would not be approved because it is not appropriate for the area. I live right across the street, and it is in my front yard, and there are elderly people in the neighborhood. They have been there for many years, and they have built this neighborhood. The entry is on a bad curve. I almost had a wreck. Cars speed through there. There is a straight stretch right in to the driveway and its dangerous. There is a also a trucking company nearby, they have over 15 dump trucks that are going through constantly even after dark. Nobody is going to let people out the parking lot, especially not 50-60 people. Someone is going to get hurt. The neighborhood is totally against it.

Gail Sherrill, no address given

Ms. Sherrill: Our home is right next to the property. My husband mentioned being up till 10 o'clock, but I also hear 12 o'clock on the weekends! Also, I am concerned about the amount of traffic on the curvy road. I don't believe this area will be able to handle this type of traffic. Also, I'm concerned about the noise. I don't believe an event center should be next to people homes. I am totally against this idea. I believe they should find a more appropriate spot.

Shellie McCall 5755 Nelson Hollow Rd

Ms. McCall: We would like to go on record and say that this is not an appropriate location. We are afraid that the noise pollution is going to affect us down the road.

Mr. Bracy: Were there conditions on the entrance drive, and mitigating noise levels when that was approved.

Mr. Reamer: Yes, regarding sight triangles. Cutting back vegetation to increase visibility on Ervin McGarrah Rd.

Mr. Tucker: All of the work would still have to be done. The hours of operations were based on other similar event venues, of which there are many even inside neighborhoods. They get used between 12-20 times a year. So far, we have not seen many noise complaints. There is one particular venue, which is more of a concert venue, and it has generated more noise. Are there any more questions?

Mr. Bracy: Wasn't there a condition that the venue was to be solely indoors, I don't remember any outdoor pavilions or anything.

Mr. Tucker: I believe we limited speakers to indoors. Although that was not in the written record, but rather the representation.

Mr. Reamer: Anything stipulated at the original public hearing for the Site Plan Review would also pertain. Including the design of the entrance, lighting, and noise concerns that were addressed.

Mr. Torrez: I want to comment that everyone should be careful about asking us again. However, it seems that the request is within the code and accepted practices.

Mr. Torrez motioned to grant the time extension. Mr. Williams seconded the motion.

Mr. Bracy: Can we place a time limit on when construction needs to commence?

Mr. Tucker: We can't place a limit on when it needs to commence, but we can extend it for a shorter duration or the standard two years.

Motion approved: 7-0

II. Planning Board Chair & Vice Chair Election

Mr. Malenschein motioned to nominate Mr. Stephen Torrez as Planning Board Chair. Mr. Torrez accepted the nomination. Mr. Homeyer seconded the motion.
Motion approved: 7-0

Mr. Torrez motioned to nominate Mr. Bob Bracy as Planning Board Vice Chair. Mr. Bracy accepted the nomination. Mr. Malenschein seconded the motion.
Motion approved: 7-0

TECHNICAL ADVISORY COMMITTEE

1. **Call to Order**
2. **Old Business / Ongoing Applications:** None
3. **New Business:** None
4. **Other Business:** None
5. **Staff Updates - Administrative Approvals:**
 - I. Kilpatrick Minor Subdivision, case no. 20-080, Hixon Hill Ln, Rogers; 18-01639-000
 - II. Sales Minor Subdivision, case no. 20-102, 17009 Ross Rd, Sulphur Springs; 18-16379-003
 - III. Worley Lot Combination, case no. 20-115, 17681 AR 102 Hwy, Decatur; 18-11270-000
 - IV. Radtke Minor Subdivision, case no. 20-127, 17498 Wendell Jones Rd, Garfield; 18-05319-002
 - V. Eaton Minor Subdivision, case no. 20-131, 9481 Mt Zion Rd, Decatur; 18-14270-000
 - VI. Fowler Lot Combination, case no. 20-136, 14896 Southern View, Siloam Springs; 15-17970-000
 - VII. Raney Lot Combination, case no. 20-139, Lakeway Dr., Rogers; 15-16435-000
 - VIII. Russell Lot Combination, case no. 20-145, 12615 Ranch Rd Lowell; 15-04284-000
6. **Discussion Item:**
 - I. Thank you to Mr. Ashley Tucker for his years of service on the Benton County

Planning Board.

Meeting Adjourned: 6:34 p.m.

Next Meeting: August 5, 2020

APPROVED THIS 5th DAY OF September, 2020.

ATTEST:


PLANNING DIRECTOR

APPROVED:


PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR