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2019 AUG 26 PM 2:48



Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

July 17, 2019

6:00 p.m.

Quorum Court Room
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, Ron Homeyer

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

Staff present: Taylor Reamer – Director of Planning, Tracy Backs – County Planner

Public Present: Two people signed the Sign In sheet

Disposition of Minutes: July 3, 2019

Mr. Williams motioned to approve the July 3, 2019, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein

Motion approved: 6 – 0

General Public Comment: None

Old Business: None

New Business:

I. Planning Board Chair / Vice-Chair Election

Mr. Williams motioned to elect Mr. Tucker to Planning Board Chair and Mr. Torrez to Vice-Chair. Mr. Maienschein seconded the motion.

Motion approved: 6 - 0

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TECHNICAL ADVISORY COMMITTEE

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

- I. **Myers RV Park Site Plan Review, #18-306, 13851 Stephanie Circle, Rogers; 18-03734-001**

Representative: Don Johnston, 8173 Ironwood Court, Rogers

Staff gave a presentation on the Myers RV Park Site Plan Review, #18-306, 13851 Stephanie Circle, Rogers; 18-03734-001

Mr. Tucker asked if this location would be a permanent residence for the tenants or just an area for temporary RV parking. Mr. Johnston stated that the RV park was for temporary, travel RV use only, not permanent housing. Mr. Johnston added that the property owner felt there was a need for sewer and bath house (ADA accessible) availability to RV owners that the state parks do supply. A septic drip system had to be developed as the land has been disturbed with a previous septic system that will be removed. All the previous trailer houses on the property have been removed.

Electrical service will be provided at the RV hook ups with 250-amp outlets. WIFI will also be provided.

The water pressure from the road is 150 psi requiring the need for a reducer. Mr. Homeyer requested that sanitary sewer lines be shown on the site plan servicing the dump station. The dump station is not an underground tank that is pumped but it actually is connected into the septic system. Waste from RV porta-potties can be poured into this dump station and be flushed away. There is no dish washing station in this facility.

4. **Other Business: None**
5. **Staff Updates - Administrative Approvals:**
 - I. **Fordyce Minor Subdivision, #19-074, 10082 Old Campbell Road, Rogers; 18-03899-000**
 - II. **Lykins Minor Subdivision, #19-148, 18811 North Mt. Olive Road, Gravette; 18-15196-000**

6. Discussion Item:

Mr. Reamer made the Planning Board aware of a meeting to be held July 18, 2019, at 6 p.m. at the Lowell City Hall with Judge Moehring and Lowell Mayor Moore to discuss North Old Wire Road, new signage and quarry inquiries.

Meeting Adjourned: 6:20 p.m.

Next Meeting: August 7, 2019

APPROVED THIS 7th DAY OF August, 2019.

ATTEST:

PLANNING DIRECTOR

APPROVED:

PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR

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