



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

July 7, 2021

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 Vice Chair, Mr. Bracy.

Roll Call: Bob Bracy, Theresa Neal, Terry Maienschein, Sean Collyge and Rick Williams were present.

Staff present: Taylor Reamer – Director of Planning & Sandra Garza – County Planner

Public Present: See sign in sheet

Disposition of Minutes: June 16, 2021

Mr. Williams motioned to approve the June 16, 2021, Planning Board Meeting minutes. The motion was seconded by Mr. Collyge.

Motion approved: 5 – 0

General Public Comment: None

Old Business: None

New Business: None

- I. ProGlas Site Plan Review, case no. 21-179, 3207 S Old Wire Road, Rogers, 18-04057-002

Representative: Edmond Smith, 3211 S Old Wire Road, Rogers

Staff gave presentation

Mr. Smith comments that on the plan there is an existing wooden building that will be demolished and re-built since it is over 30 years old. The new building will include a modern industrial look. The reason they are asking for the variances on the north side is because there is a driveway to the back of the building, that being the only access. After talking to the fire marshal, he indicated that if we left wall in between the two spaces, that we would just leave it as a fire wall and we wouldn't need a sprinkler system. We are going to set up

FILED

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BENTON COUNTY, AR

FILED

a time for him to evaluate. Once the new building is built there will not be an access way, there will be a wall between the two buildings, so in order to have forklift traffic, that is why they requested the variance for the northside of the building. The other variance on the lean to on the north side is for clean-up purposes for pallets or molds they don't use daily.

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PATTY HARRELL
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BENTON COUNTY, AR

Public comments: None

Mr. Williams motioned to approve; Mr. Maienschein seconded the motion

Motion approved: 5-0

- II. ProGlas Variance, case no. 21-221, 3207 S Old Wire Road, Rogers, 18-04057-002

Mr. Williams motioned to approve; Mr. Maienschein seconded the motion.

Motion approved: 5-0

- III. ProGlas Variance, case no. 21-222, 3207 S Old Wire Road, Rogers, 18-04057-002

Mr. Collyge motioned to approve; Mr. Williams seconded the motion.

Motion approved: 5-0

- IV. ProGlas Waiver, case no. 21-223, 3207 S Old Wire Road, Rogers, 18-04057-002

Mr. Williams motioned to approve; Mr. Maienschein seconded the motion.

Motion approved: 5-0

- V. ProGlas Waiver, case no. 21-224, 3207 S Old Wire Road, Rogers, 18-04057-002

Mr. Williams motioned to approve; Mr. Collyge seconded the motion.

Motion approved: 5-0

Mr. Bracy asks if semi-trailers would require to be act in to that off of the street.

Mr. Smith states that a larger semi -trailer would, yes.

FILED

Mr. Bracy asks if smaller trucks can turn around in the parking lot
Mr. Smith states there is room for that, yes.

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TECHNICAL ADVISORY COMMITTEE

2. Call to Order

3. Old Business / Ongoing Applications: None

4. New Business:

- I. Olson Variance, case no. 21-194, 5214 Joe Lane, Rogers, 18-04684-001

Representative: Eric Olson, 5214 Joe Lane, Rogers, AR 72756

Staff gave presentation

Mr. Maienschein asks if there are any utilities running down the property line.

Mr. Olson states they are in between the two lots on the north side.

5. Other Business: None

6. Staff Updates - Administrative Approvals:

- I. Lundholm Minor Subdivision, case no. 21-114, 21543 W Hwy 102, Decatur, 18-14275-001
- II. Lundholm Minor Subdivision, case no. 21-126, W Hwy 102, Decatur, 18-14293-000
- III. Mangold Property Line Adjustment, case no. 21-139, 15195 Putman Rd, Rogers, 15-02493-007
- IV. Pledger Lot Combination, case no. 21-153, 13994 Dartmoor Rd, Bentonville, 15-09389-000
- V. Jones Lot Combination, case no. 21-175, 8253 Elm Ln, Rogers, 15-00235-000
- VI. ABA Minor Subdivision, case no. 21-176, 20600 Nicodemus Church Rd, Siloam Springs, 18-13152-000
- VII. Kelley Minor Subdivision, case no. 21-184, 10709 Walnut Valley Rd, Rogers, 18-04973-000
- VIII. Will Neighbors Lot Combination, case no. 21-185, 14635 & 14637 US 62 Hwy, Garfield, 18-04272-002
- IX. Tucker Minor Subdivision, case no. 21-186, Slate Gap Rd, Garfield, 18-00271-001
- X. Darrow Minor Subdivision, case no. 21-191, Dutchmans Dr, 18-03122-000
- XI. Luedtke Minor Subdivision, case no. 21-197, Gann Ridge Rd, 18-05443-000

7. Discussion Item:

FILED

- I. Planning Board Member Tenures and Re-appointments
- i. Board Chairman and Vice Chairman Selection July 21, 2021


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Meeting Adjourned: 6:35 p.m.

Next Meeting: July 21, 2021

APPROVED THIS 21st DAY OF July, 2021.

ATTEST:



PLANNING DIRECTOR

APPROVED:



PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR