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BENTON COUNTY, AR



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

June 1, 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, Theresa Neal, 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: May 18, 2022

Mr. Williams motioned to approve the May 18, 2022, Planning Board Meeting minutes. The motion was seconded by Dr. Neal.

Motion approved: 4 – 0

General Public Comment: None

Old Business:

- I. **Prairie Creek PUD, case no. 22-203, 9192 N Park Rd, Rogers; 18-03097-000**

Representative: Gavin Smith, 15371 Union Star Rd, West Fork

Staff gave presentation.

Mr. Williams motioned to open Public Comment, Dr. Rosenbaum seconded the motion.

By show on hands, the Board members unanimously approved the motion.

Public Comment:
William Wester, 9396 Summers Rd, Rogers

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Mr. Wester made comments regarding short-term rental preventions and concerns about a single access point on N Park Road.

Dr. Rosenbaum made a motion to approve the Planning Unit Development conditioned on the application satisfying all outstanding items. The motion was seconded by Dr. Neal.

Motion to carried: 4-0

New Business:

- I. **Thurman RV Park-Site Plan Review, case no. 22-251, 22218 Farley Rd, Siloam Springs; 18-13003-000**

Representative: Ron Homeyer, 701 S Mt Olive St, Siloam Springs

Staff gave presentation.

Mr. Williams made a motion to approve the Thurman Site Plan Review conditioned on the property owner satisfying all outstanding items. The motion was seconded by Dr. Rosenbaum.

Motion carried 4-0.

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

- I. **Mangold Waiver, case no. 22-267, 15195 Putman Rd, Rogers; 18-03081-003**

Representative: Jim Mangold, 15195 Putman Rd, Rogers

Staff gave presentation.

- II. **Hazelton Quarry Site Plan Review, case no. 22-224, 10200 Hazelton Rd, Pea Ridge; 18-08041-000**

Representative: Aaron Thomason, 3160 Parkway Dr, Fayetteville, Chris McDaniel, 9904 Spanker Creek Rd, Bentonville

Staff gave presentation.

The Board members, the applicant, and the property owner had conversations concerning existing and proposed traffic conditions, onsite water supplies, whether the property was fenced or not, the condition of the onsite access road, and the proposed blasting to be completed on site.

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Other Business: None

Staff Updates - Administrative Approvals:

- I. Reed Property Line Adjustment, case no 22-173, 16931 Chamber Springs Rd, Siloam Springs; 18-10490-002
- II. Neighbors Lot Combination, case no 22-207, Lodge Dr, Garfield; 15-05624-000
- III. Ehrhart Minor Subdivision, case no. 22-210, 9930 Old Campbell Rd, Rogers; 15-18590-000
- IV. Willis Minor Subdivision, case no. 22-216, Wilkerson Rd, Garfield; 18-05633-002
- V. Tolman Property Line Adjustment, case no. 22-217, 13345 Maple Point, Garfield; 15-05794-000
- VI. Cross Minor Subdivision, case no. 22-226, Robinson Rd, Siloam Springs; 18-10522-006
- VII. Godin Minor Subdivision, case no. 22-242, Van Hook Rd, Gentry; 18-10919-000
- VIII. Lee Minor Subdivision, case no. 22-246, Fred Austin Rd, Decatur; 18-14279-002
- IX. Martin Minor Subdivision, case no. 22-247, 16400 N Mt. Olive, Gravette; 18-12309-000

Discussion Item: None

Meeting Adjourned: 7:20 p.m.

Next Meeting: June 15, 2022

APPROVED THIS 6 DAY OF July, 2022.

ATTEST:


 PLANNING DIRECTOR

APPROVED:


 PLANNING BOARD CHAIR or
 VICE CHAIR

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