

2022 JUL -7 AM 10: 05

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

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

June 15, 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 and Bethany Rosenbaum 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: June 1, 2022

Mr. Collyge motioned to approve the June 1, 2022, 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. **Mangold Waiver, case no. 22-267, 15195 Putman Rd, Rogers; 18-03081-003**

Representative: Jim Mangold, 15195 Putman Rd, Rogers

Staff gave presentation.

Motion to Approve: 6-0

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

Representative: Jake Charis, 3160 Parkway Dr, Fayetteville, Chris McDaniel, 9904 Spanker Creek Rd, Bentonville

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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.

1. All blasting to be completed by August 1, 2022.
2. Project totally completed by June 15, 2023

Motion to Approve: 6-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

- III. **Bluewater Development LLC [Sunrise Subdivision] Variance, case no. 22-293, Miser Road, Pea Ridge; 18-05643-004**

Representative: Jason Ingalls, Expedient Civil Engineering

Staff gave presentation.

Mr. Bracy asks about the approval that was done previously when the project was approved, was to enlarge the frontage of lot 3, was that not how it was supposed to be?

Mr. Ingalls states he that he forgot to change that on the site plan and will fix that prior to the next meeting.

Mr. Maienschein asks if the fire marshal had any comment of this extension.

Mr. Reamer states there was no comment made.

Other Business: None

Staff Updates - Administrative Approvals:

- I. Garrett Minor Subdivision, case no. 22-118, 19238 Nokes Farm Rd, Siloam Springs; 18-13137-005
- II. Rollins Minor Subdivision, case no. 22-240, 12799 High Sky Inn Rd, Hindsville; 18-00513-000
- III. Neevel Property Line Adjustment, case no. 22-243, 17450 Railroad Cut Rd, Rogers; 18-00448-001
- IV. Kurtz Lot Combination, case no. 22-256, 8069 Elm Ln, Rogers; 15-00248-000
- V. Myers Property Line Adjustment, case no. 22-264, 15555 Shipe Rd,

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- Gravette; 18-11225-004
- VI. Sanny Minor Subdivision, case no. 22-269, 10721 Curtis Rd, Gravette; 18-12301-000
- VII. Eichenlaub Property Line Adjustment, case no. 22-287, 12406 S Pleasant Valley Rd, Gentry; 18-10806-005
- VIII. Hughes Lot Combination, case no. 22-290, 21028 Cedar Ridge, Garfield; 15-04788-000

Discussion Item: None

Meeting Adjourned: 7:00 p.m.

Next Meeting: July 6, 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. *