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

2021 JUL -8 AM 10: 21

June 16, 2021
6:00 p.m.

Benton County Administration Building
215 East Central Avenue
Bentonville, AR 72712

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 p.m. by the Planning Board Chair, Mr. Torrez.

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

Staff present: Taylor Reamer – Director of Planning, Madison Kienzie – Senior Planner, Sandra Garza – County Planner

Public Present: See sign in sheet

Disposition of Minutes: June 2, 2021

Mr. Williams motioned to approve the June 2, 2021, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 7 – 0

General Public Comment: None

Old Business:

New Business: None

- I. Oliphant Variance, case no. 21-134, 22483 Indian Point Road, Garfield, 15-03943-000

Staff gave presentation.

Representative: Brenda Miller, 22483 Indian Point Road

Mr. Maienschein asked if we had the original setbacks that were platted.

Mr. Reamer stated that to his knowledge there were no setbacks platted as approved by the county back in the 60s or 70s, when ever it was; and there is no active POA.

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Mr. Maienschein asks if there wasn't a front setback platted already

Mrs. Miller stated that all the setbacks, except the front setback were platted

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Public comments: None

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

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Motion approved:5-0

TECHNICAL ADVISORY COMMITTEE

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

- 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

Dr. Rosenbaum asks for an explanation on traffic, how much traffic will be going in and out of the location. What will happen with the building structure and the buildings behind it, I'm not understanding which building is there now and what building will be built.

Mr. Smith states the building to the left will be the new building, onto the right side of the drawing is the existing building, there's a nine-thousand square foot building there now, in front of that to the left is a small shop that has been there since the 1990s and it was converted into work space. We are proposing an upgraded building, this old building really needs it to give us a better work area. As far as traffic goes, we only ship out once or twice a week, as well as when receiving, it is only once or twice a week as well, so not much traffic.

Dr. Rosenbaum asks if they are semi-trucks.

Mr. Smith replies yes, semi-trucks, most of them are LTL carriers like FedEx. We don't get many large size trucks coming in.

Dr. Rosenbaum asks if they expect for traffic to increase with the building expansion.

Mr. Smith replies, it may increase some, although they are doubling the size, they remain working in just the existing building and don't have any plans yet to

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COUNTY CLERK
BENTON COUNTY, AR

be hiring new people or anything like that, they are just wanting to upgrade the building. They are wanting a better appearance for the county and their residence and improving the site. Also, in between the two buildings there will be a 23-foot breeze-way that are on different elevations with an 18-inch drop going to the old building so they are trying to make that all one floor space. They are adding in square footage but not new contracts at the moment.

Dr. Rosenbaum asks if the existing building is being scratched.

Mr. Smith replies yes, it is being torn down.

Dr. Rosenbaum asks Mr. Reamer if that is why we are addressing this as a new build.

Mr. Reamer replies yes, we are addressing this as a new project even though it has existed and will continue to exist, due to the fact that it has not been approved previously, so we are bringing it to full compliance and legitimizing both proposed and existing projects.

Dr. Rosenbaum asks if with heavy industrial there is no requirement for multiple entrances, they can just have one.

Mr. Reamer says that is correct.

Mr. Bracy asks why this was not approved before.

Mr. Reamer does not have an answer to his question, he asks Mr. Smith if he has been operating since the 90s.

Mr. Smith states he has been operating since 1996, that is when they incorporated ProGlas.

Mr. Bracy asks if the last amendment in 2014, they were a long time before that activity.

Mr. Reamer states that is correct, since there was no change to the business then for commercial occupancy, there was no requirement for review until today, there is a new building being added and that is what triggered review by our county planning board there for it is before the board.

Mr. Bracy asks what type of business this is.

Mr. Smith states it is fiberglass, they fabricate different fiberglass parts for mostly other corporations' product line, we don't sell to the public.

Mr. Bracy stated he drives by there frequently and he remembers seeing some pools up in the front yard.

Mr. Smith states they use to be in the swimming pool business back in 2000 to about 2007.

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Mr. Bracy asks if the road there is paved.

Mr. Smith states it is paved about a mile down, almost to Cross Hollows Rd.

Mr. Bracy asks if the entrance will stay the same, off of S Old Wire Rd.

Mr. Smith replies, yes.

Mr. Bracy asks how far the entrance will be from the intersection.

Mr. Smith states it is pretty much right next to the intersection.

Mr. Bracy asks Mr. Reamer if there is a requirement in the county for it to be certain feet away.

Mr. Reamer states there is no dimensions requirements with the County Road Department.

Mr. Bracy asks if Mr. Smith wants to use the existing entrance he may.

Mr. Reamer states, that is perisomal.

Mr. Bracy asks what the new building is going to be for, will one be more for warehousing and the other for fabrication?

Mr. Smith states they already do most of the fabrication on the back building now, the companies are wanting for us to start assembling some of the product, we will be having an area specifically for that, there will be some warehousing and a loading dock, offices and break room will be in the new building.

Mr. Bracy asks if they have a sprinkler system in the existing building.

Mr. Smith replies there is not, he didn't know it was going to have to be a requirement.

Mr. Bracy asks that if in case of an emergency there is some type of system that alerts the school across the street or other properties, like the apartment complex behind them, for them to evacuate.

Mr. Reamer replies it would be the fire department, fire marshal and the department of emergency management, they would be the ones to handle a situation such as that.

Mr. Bracy asks if there is a fence along the side of the property, will there be enough room for a buffering.

Mr. Smith states they have a chain-link fence going along the side of the property now. They may have to get a variance to put up a fence along the side of Post Rd, between the proposed parking and the building.

Mr. Bracy asks what kind of fence that would be.

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Mr. Reamer states it would be a wooden privacy fence.

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Mr. Bracy asks if there will be additional vegetation along the road-way.

Mr. Reamer replies, that not at the moment there is not, that is an outstanding item.

BESSY HARRELL
CLERK
BENTON COUNTY, AR

Mr. Bracy states our next meeting is in three weeks, and asks Mr. Smith, if he will be able to address the outstanding items by then.

Mr. Smith states he may be able to address the majority of them, he will get with the engineers to address most of the items.

Mr. Bracy asks if there is public water and fire hydrants nearby.

Mr. Reamer states he is not aware of the fire hydrant proximity, there is public water.

Mr. Smith states there is a fire hydrant there, right on the corner of S Old Wire and Post Road now at the corner of the school.

Mr. Reamer states that it is a requirement for the schools to have them.

Dr. Rosenbaum asks that with the expansion of the building, will he be able to store all of his equipment and fiberglass.

Mr. Smith states that's most of the reason for this proposed lean too.

4. Other Business: None

5. Staff Updates - Administrative Approvals:

- I. Williams Minor Subdivision, case no. 21-066, Bredehoeft Rd, Gentry 18-11685-000
- II. Hallie Martin Minor Subdivsion, case no. 21-129, Readings Rd, Gravette 18-10777-000
- III. Hawkins Lot Split, case no. 21-132, Hawkins Landing Dr, Rogers 15-18865-000
- IV. Caplinger Minor Subdivision, case no. 21-136, Styles Rd, Sulphur Springs 18-15414-000
- V. Duhaime Minor Subdivision, case no. 21-138, Frisco Church Rd, Lowell 18-02438-000
- VI. Spicer Lot Combination, case no. 21-144, 8090 N Lakeshore Dr, Rogers 15-00512-000
- VII. Kougl Lot Combination, case no. 21-148, Arabian Dr, Rogers 15-08723-000

- VIII. Zimmerman Lot Combination, case no. 21-151, E Hwy 12, Rogers, 15-10803-007
- IX. Hawkins Replat, case no. 21-159, Hawkins Landing Dr, Rogers, 15-18862-000
- X. McGee Minor Subdivision, case no. 21-167, Leonard Ranch Rd, Gravette 18-14821-006

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6. Discussion Item: None

Meeting Adjourned: 6:40 p.m.

Next Meeting: July 7, 2021

APPROVED THIS 7TH DAY OF July, 2021.

ATTEST:



 PLANNING DIRECTOR

APPROVED:



 PLANNING BOARD CHAIR or
 PLANNING BOARD VICE CHAIR