

2023 JUL -6 PM 3: 56



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

June 7, 2023  
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, Sean Collyge, Rachel Kitterman, Linda Lloyd, Terry Maienschein and Rick Williams were present.

**Staff present:** Madison Kienzle – Planning Director, Tracy Backs – Senior Planner and Sandra Garza – County Planner

**Public Present:** See sign in sheet

**Disposition of Minutes:** May 17, 2023

Mr. Williams motioned to approve the May 17, 2023, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion to approved: 6 – 0

**General Public Comment:** None

**Old Business:** None

**New Business:**

**I. Proposed regulation changes, Planning and Development Regulation Proposal**

Mrs. Kienzle and the board discuss the proposed changes to the regulations.

**II. DDR BBQ Site Plan Review, case no. 23-128, 14696 US 62 Hwy, Garfield; 18-04270-001**

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

Staff gave presentation

Public Comment: None

Mr. Williams motions to approve, seconded by Mr. Maienschein.

CLERK  
GAR

Motion to Approve: 6-0

**III. Flynn Waiver, case no. 23-131 & 23-153, 15793 Dodd Rd, Garfield; 18-05526-001**

Representative: Taylor Martinez, Vicki Morris & Melinda Coberly, 15793 Dodd Rd, Garfield

Staff gave presentation

Mrs. Coberly comments a septic easement deed has been created and recorded.

Public Comment: None

Mrs. Lloyd motions to approve, seconded by Mr. Williams

Motion to Approve: 6-0

**IV. Lake Frances Trail Site Plan Review, case no. 23-134, 19055 S Hwy 59, Siloam Springs; 18-12984-000**

Representative: Carter Smith, 1861 Sunrise Cir, Centerton

Staff gave presentation

Mrs. Lloyd asks for the reason of the encroachment on the parking area.

Mr. Smith comments, the parking area is not encroaching but the drive is.

Public Comment:

Denver Clark, 22351 Sawmill Rd, Siloam Springs  
Who is going to maintain this trail? I would like some confirmation on where this trail starts and ends. The existing trail on the Oklahoma side has retaining walls, rail fencing and looks really nice, is this trail going to match that?

Jerrid Gelinias, 20271 S. Hwy 59, Siloam Springs  
I am with the Illinois River Water Shed Partnership and we just want to say thank you to the Land Trust for their efforts with this project and conserving land in Northwest Arkansas. We are in support of this project.

Benjamin Engelke, 22695 Marsh Rd (Land) 1461 Peach Orchard Ln, Ozark AR  
Our concern is public safety, in particular hunting season, there seems to be no provisions of access control, people may end up in hunting territory. Another concern is on sheet 19, there is no setback at all, the drainage contours strain over the property line. During construction they need to be careful because we do not want the water from the Illinois River contaminated, there is water everywhere when you start digging in this area.

Mr. Smith comments that in the case there is someone hunting on the property,

they would be considered trespassing since this is private property. This trail is a day-time use only trail.

Mr. Bracy asks if this trail is an all-weather trail.

Mr. Smith comments, it is.

Mr. Bracy asks about runoff; will it be the same runoff as it exists naturally?

Mr. Smith states there was a study done and no runoff will increase.

Mrs. Lloyd asks about the maintenance of the trail.

Mr. Smith states the owner of the land trust will be providing the maintenance.

Mrs. Kienzle asks about the protection of the ground disturbance.

Mr. Smith states that they are meeting with all of the Arkansas Department of Environmental Quality regulations, there will be sediment catchers all throughout and ADEQ will be doing routinely inspections as well.

Mr. Williams motions to approve, seconded by Mrs. Lloyd

Motion to Approve: 6-0

**V. Sycamore Hills RV Park Site Plan Review, case no. 23-135, Sheffield Rd, Siloam Springs; 18-10352-002**

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

Staff gave presentation

Public Comment:

Anna Broadaway, 5519 Hackett St. Suite 300, Springdale  
Represents the Cox Family, prepared a memorandum about negative implications which would be created if this project gets approved. Drainage, road traffic and maintenance, septic field would not support this much sewage.

Robert Cox, 16283 Sheffield Rd, Siloam Springs  
My wife and I live on the parcel south of this proposal, there is a lot of issues on drainage-runoff and they will get worse if this project goes in. The road would not support so much traffic like this. The proposed park has no amenities and this is something people with RVs look for. The property its self, especially the southeast corner has a lot of runoffs and impacts the whole area.

James Hindrex, 16000 Sheffield Rd, Siloam Springs  
I would like to comment that the area is a big slope, anything that falls on my property will runoff to theirs. If this moves forward, I'd like to know what type of septic will be going in, for a 4-person home it was quite extensive, I can't imagine what all this RV park will need. Specially with the regulation of being 100-feet of any well, I'm not quite sure how all of that would fit on this size parcel.

CLERK  
TY. AR

Pat Perona, 15850 Sheffield Rd, Siloam Springs

This parcel is practically in the flash-flood area, this development is not compatible with the area, the road does not support more traffic, please do not grant any variances please vote no.

Jerrid Gelinias, 20271 S Hwy 59, Siloam Springs

With the Illinois River Watershed and have a few concerns, primarily drainage, there are other RV parks in our area that have had septic issues that are affected by flooding as well.

Katie Hendrix, 16000 Sheffield Rd, Siloam Springs

If the RVs miss the turn to the RV Park there is no way for them to turn around at the end of our road.

Kurt Moore, 16342 Sheffield Rd, Siloam Springs

I am a notified property owner and also the Justice of the Peace for the area. My main concern is the well, any well that is dug for this proposal will not support the use, the dust that is created on this road goes straight onto my property, I would like to see this road paved or treated.

Carrie Thurman, own property on Sheffield Rd

The value of these properties and mine, will drop in value. This property is not the right place for an RV Park. I am against this project.

The Planning Board discussed the proposal with the applicant.

Mr. Maienschein motions to table to July 5, 2023 so there is sufficient time to address all comments, seconded by Mr. Williams

Motion to table to July 5, 2023: 6-0

**VI. Ahart Site Plan Review, case no. 23-137, 3206 Luper Rd, Lowell; 18-02999-002**

Representative: Jorge Du Quesne, 5102 S Pinnacle Hills Pkwy, Rogers; Payton Ahart, 14900 Park Ridge Dr, Lowell

Staff gave presentation

Public Comment

David Bugea, 3205 Luper Rd, Lowell

This area has completely rehabilitated we have transformed this area to be a tranquility area to live in, this use is incompatible with the area. We are against this project.

James Bugea, 3168 Luper Rd, Lowell

This is going to have major impact to everyone in the area, it is in the middle of residential including the adjacent parcel that got approved by Springdale Planning to get divided and be used for residential. The business website states they manufacture IMP panels and insulated doors/panels, so this is not a storage facility. We are concerned about noise, dust pollution and traffic as well as

buffering. Not sure why there are three driveways for this proposal, one of which has been poured.

Mr. Ahart (owner of the property) states he has a few businesses with that address and that is not what is being proposed, what is being proposed is a storage/shop to store his construction equipment in.

The Planning Board discussed the proposal with the applicant.

Mrs. Lloyd motions to table the project to June 21, 2023 so that the applicant has sufficient time to revise the plans showing buffering, seconded by Mr. Collyge.

Motion to table to June 21, 2023: 6-0

**VII. Big Dog Variances, case no. 23-140 & 23-065, 715 N Old Wire Rd, Lowell; 18-02340-000**

Representative: Jason Ingalls, 9200 Suits Us Dr, Bella Vista

Staff gave presentation

Mr. Ingalls comments the variance request were submitted at the time of the Site Plan Review application but must have been overlooked, states the utility easement will be changing to the 1<sup>st</sup> street frontage along the north property line, per Carroll Electric.

Mrs. Lloyd motions to approve the first variance, seconded by Mrs. Kitterman.  
Mr. Williams motions to approve the second variance, seconded by Mr. Collyge.

Motion to Approve: 6 – 0

**VIII. Southern Oklahoma Variance, case no. 23-141, Buckhorn Dr, Garfield; 15-02080-000**

Representative: Craig Kelley, 16830 Lone Wolf Tr, Luther, OK

Staff gave presentation

The Planning Board discussed the proposal with the applicant.

Mr. Maienschein motions to approve, seconded by Mr. Collyge.

Motion to Approve: 4 – 2

Mr. Bracy & Mrs. Lloyd motioned to deny due to no hardship.

The motion changes for the project to be tabled to June 21, 2023 for a change to the proposal.

FILED

2023 JUL -6 PM 3: 56

CLERK  
LY, AR

Mr. Collyge motions to table to June 21, 2023, seconded by Mrs. Kitterman.

Motion to table to June 21, 2023: 6-0

**TECHNICAL ADVISORY COMMITTEE**

**Call to Order**

**Old Business / Ongoing Applications: None**

**New Business:**

- I. **Liang Variance, case no. 23-116, 20370 Park Rd, Rogers; 15-09905-000**  
Representative: Tom Liang, 20370 Park Rd, Rogers

Staff gave presentation

The Planning Board discussed the proposal with the applicant.

- II. **Dungan Waivers, case no. 23-145 & 23-146, 14037 Frisco Springs Rd, Lowell; 18-02292-000**  
Representative: Josh and Amy Dungan, 14037 Frisco Springs Rd, Lowell

Staff gave presentation

The Planning Board discussed the proposal with the applicant.

- III. **Southern Oklahoma Major Replat, case no. 23-149, Buckhorn Dr, Garfield; 15-02079-000**  
Representative: Craig Kelley, 16830 Lone Wolf Tr, Luther, OK

Staff gave presentation

The Planning Board discussed the proposal with the applicant.

- IV. **Maltese Vineyard Major Replat, case no. 23-154, The Pines Rd, Rogers; 15-17335-000**  
Representative: Dustin Riley, 3106 SW Regency Pkw

Staff gave presentation

The Planning Board discussed the proposal with the applicant.

- V. **Beaver Major Subdivision-Preliminary Plat, case no. 23-155, 16326 Van Hook Rd, Gentry; 18-10919-001**  
Representative: Conner Threet, 300 N Collyge Ave, Fayetteville

Staff gave presentation

The Planning Board discussed the proposal with the applicant.

VI. **Gloeckler Waiver, case no. 23-157, 22015 Indian Bluff Rd, Garfield; 18-00207-000**

Representative: Jonathan Jonacek

Staff gave presentation

The Planning Board discussed the proposal with the applicant.

**Staff Updates - Administrative Approvals:**

- I. Coblentz Minor Subdivision, case no. 23-121, 22125 Bozarth Cemetery Rd, Gentry
- II. Tran Minor Subdivision, case no. 23-125, 10048 Phillips Cemetery Rd, Bentonville; 18-09334-000
- III. McChristian Minor Subdivision, case no. 23-130, 21592 Floyd Moore Rd, Gentry; 18-14618-000
- IV. Hardin Minor Subdivision, case no. 23-139, 15567 Gann Ridge Rd, Garfield; 18-05474-000

**Meeting Adjourned:** 10:14 p.m.

**Next Meeting:** June 21, 2023

APPROVED THIS 5 DAY OF July, 2023.

ATTEST:

APPROVED:

*Liki*  
PLANNING DIRECTOR

*Shereen Deal*  
PLANNING BOARD CHAIR or  
VICE CHAIR

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