

FILED

2023 MAR 20 AM 8:34



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

March 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, Dr. Neal

Roll Call: Bob Bracy, Linda Lloyd, Theresa Neal, 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: February 15, 2023

Mr. Williams motioned to approve the February 15, 2023, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 5 – 0

General Public Comment:

Bruce Baltrush, 8255 Shepherd Hills Dr, Decatur

Comments about roads and infostructure in the County as the county continues to grow, in Oklahoma City, one of the requirements for subdivisions that were going in was that the infostructure was built out, middle turn lane, first and second traffic lane, sidewalk, curb and gutter that had to be installed before the subdivisions went in. We can use something like that around here.

Mrs. Kienzle states that the most effective body to bring your concerns to would be the Quorum court, they are the legislative body that is going to determine the regulations that are in place on subdivision regulations in the county. Also, some cities have jurisdiction on some subdivisions going in because they review 1 to 2 miles of cities.

Old Business:

- I. **Silcox Wholesale & Retail Site Plan Review, case no. 23-015, 23830 W Hwy 12, Gentry; 18-16101-002**

Representative: Keith Truitt, PO Box 6328, Siloam Springs & John Leeman, 508

2023 1895

FILED

2023 MAR 20 AM 8:34

EDDY HERNANDEZ
CLERK

Maci Ct, Siloam Springs

Staff gave presentation.

Mr. Williams asks what the hardship is for the waiver

Mr. Leeman states he will only have 3 employees and does not need 21 parking spaces and, on the plantings, would be because this building has been there for over 30 years, we are surrounded by nothing but a chicken house that is also not buffered.

Public Comment: None

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

Motion to Approve: 5-0

II. Blue Ribbon Farms Site Plan Review, case no. 23-018, 6069 AR 112 Hwy, Springdale; 18-08353-000

Representative: Ali Karr with Crafton Tun at 901 N 47th, Rogers and Alex Blass with Blue Ribbon 2225 S Bellview Rd, Rogers, Will Kellstrom with Watkins Boyer Lawfirm 1106 W Poplar St, Rogers

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Dr. Neal asks if the use on this property will be in conjunction with the site that they have on 112.

Mr. Blass states Blue Ribbon Farms does own the adjacent property but the property that we are speaking of tonight is in Benton County and will only be used for storing the machines and one dump truck.

Public Comment:

Maxie Tomminson, 9115 W. Wagon Wheel Rd, Springdale
Comments, The waivers being requested should be denied because they are a landscaping business which they should be able to provide trees and vegetation without a problem. Someone mentioned a highway, this is not off of a highway this is just a normal two-way road that has too much traffic. This project should not be approved because it is very incompatible for the area.

David Gosvener, 9075 W Wagon Wheel Rd, Springdale
Comments, he owns several properties on W. Wagon Wheel Rd. This project should not be approved, the gentleman that owns these properties has been approved for project and has gone total opposite of what he was approved for. All of his big equipment and dump trucks have woken me up every morning when he had the operation going, they have a huge light aiming into my home.

Adam Childs, 13014 La Bonne Vie

2023 1336

FILED

Comments, this project should get denied due to the fact that Springdale shut them down due to compliance, they did the opposite of what they said they were going to do and have destroyed the property. The road has been torn up by the trucks that have been there.

Harrell Newton, 9067 W Wagon Rd. Springdale

Comments, pretty much everything he had to say was already stated. To add onto the comment, nothing that has been said has been done, we cannot trust that something will change. There are puddles and wholes and water standing and mountains of dirt all over this property. I'm opposed to this.

Jarred Spencer, 8899 La Bonne Vie

Comments, his property is adjoining this project and objects to this project, the view is my back yard and I have 4 kids that play and fish on that creek. We try to conserve the area and its nature, ever since Blue Ribbon has taken over the creek has had less fish. Our property values will continue to drop if this went in. This is not the area for heavy industrial.

Matt Wilkins, 260 Brown Rd, Cave Springs

Comments, that he bought his property to build his home on and now he has this view of heavy industrial work. I echo everything that has been said here tonight. Something no one has mentioned here yet, last year they were having loud concerts out on this property and all these other bad things that have happened on this property.

Nichole Chambless, 11089 Wager Rd, Bentonville

Comments, the damage on this road is incredible, the average dump truck weighs about 36 tons, Mr. Blass mentioned they had about 55 dump trucks. It's a small road, bikers use it frequently there are no shoulders, past that is a small bridge that is not zoned for heavy equipment so everything needs to go off of 112, there are potholes everywhere. We live on the Osage, probably one of the largest flood zones there are, we get all of the run-off water from this site, from everything they have stripped. Prior to Blue Ribbon, this was a corn maze and was well taken care of, our hay fields flood every time now. The lights on the corner of 112 and Wagon Wheel blind you, you cant tell if it's another car coming. We strongly are opposed to this project.

Keith Sharp 9800 Pintail Lane

Comments, that he can see the lights a quarter mile away and can hear the noise from this site. I'm very sensitive on to what goes on at the creek, since we moved into our property about 4 years ago, I have noticed a lot of sedimentation happening, this affects the fish, the wild life like bald eagles. The eco system should not be ignored. We are strongly against this project.

Connie Nunnelee, 8540 W. Wagon Wheel Rd

Comments, she would like to petition to deny this project for the safety of her children who have began to drive, this is the route they take to go to school.

John Herzik, 501 Bella Vista Rd, Bentonville

Comments, he speaks for a group, the nursery and tree farm that were originally proposed seemed like a great thing but that quickly turned around when they got

their permits through Springdale, it quickly turned into a dirt business this was never submitted to anyone, they are in conflict with all the entities because they just do what they want. The parking lot that was approved for their customers quickly turned into parking spaces for their dump trucks. They state they no longer have the fleet of trucks that were about 50 dump trucks. It seems like, since they got shut down by Springdale, they want to try to put it under your jurisdiction, in the county. Same size, type, electricity and fuel.

Travis Fox, 4506 W Garret Rd

Comments, his property adjoins this parcel and is strictly in the floodplain. I myself has not witnessed one good thing that has happened ever since Blue Ribbon Farms took over, this is a beautiful valley and a very fragile eco system that has been over turned and been disrupted this property is a disaster and has been ruined. I will not build a house on my property because of this.

Lorraine Gosvener, 8995 W Wagon Wheel Rd

Comments, everything has been damaged, I do women's ministry it use to be quiet and once they started with their noise it was hard to have that peace and quite time with the women. This is not an area for commercial area. I strongly oppose to this project.

Sarah Childs, 13014 La Bonnie Vie

Comments, this parcel is surrounded by neighborhoods, this has been very devastating for the area, please shut them down.

The Planning Board discussed the proposal with the applicant.

Mrs. Lloyd motions to deny due to non-compliance, seconded by Mr. Williams due to violations and infostructure to the site.

Motion to Deny: 5-0

III. Bowen Major Subdivision-Preliminary Plat, case 23-022, 16175 Hwy 102, Decatur; 18-11304-000

Representative: Phil Swope, 613 S 58th Ct, Rogers

Staff gave presentation.

Public Comment:

Bruce Baltrush, 8255 Shepherd Hills Dr, Decatur

Comments he is concerned about the road and pollution, as well as the access to this proposal. Is there going to be covenants in place, what will the rules be?

Dave Donahue, 8000 Shepherd Hills Dr

Comments his concern is what size the homes will be and access to this project, our county road does not get maintained as it should, there is no way two vehicles can cross each other. Concerned about all of the septic's going out there, it's going to affect our wells.

Jessie Orozco, 8366 Shepherd Hills Dr

FILED

2023 MAR 20 AM 8:34

Comments his concern is wildlife in the area.

William McGraw, 8152 Shepherd Hills Dr

Comments his concern is the road, this is a red dirt/clay road and not passible for two cars.

The Planning Board discussed the proposal with the applicant.

Dr. Neal motions to approve, seconded by Mr. Bracy

Motion to Approve: 5-0

IV. Todd Major Subdivision and Waiver, case no. 23-025, 16907 Hwy 102, Decatur; 18-11288-004

Representative: Kaila Todd, 16907 Hwy 102, Decatur

Staff gave presentation.

Public Comment: None

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

Motion to Approve: 5-0

V. Neal Major Subdivision-Final Plat, case no. 23-032, Miser Rd, Pea Ridge; 18-05643-001

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

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Public Comment: None

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

Motion to Approve: 5-0

VI. Rosser (Willis) Major Subdivision-Final Plat, case no. 23-033, 15025 Wilkerson Rd, Garfield; 18-05633-000

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

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Public Comment: None

FILED

Mr. Bracy motions to approve, seconded by Dr. Neal

2023 MAR 20 AM 8:34

Motion to Approve: 5-0

WILLIAM
COUNTY CLERK
GARFIELD COUNTY, AR

VII. Horn Major Subdivision and Waiver, case no. 23-034, 15029 Wilkerson Rd, Garfield; 18-05633-003

Representative: Gary Horn, 15029 Wilkerson Rd, Garfield

Staff gave presentation.

Public Comment: None

The Planning Board discussed the proposal with the applicant.

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

Motion to Approve: 5-0

VIII. Bluewater Major Subdivision-Final Plat, case no. 23-036, Miser Rd, Pea Ridge; 18-05643-004

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

Staff gave presentation.

Public Comment: None

The Planning Board discussed the proposal with the applicant.

Dr. Neal motions to approve, seconded by Mrs. Lloyd

Motion to Approve: 5-0

IX. Mars Site Plan Review, case no. 23-038, 718 N Old Wire Rd, Lowell; 18-02340-000

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

Staff gave presentation.

Public Comment: None

The Planning Board discussed the proposal with the applicant.

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

Motion to Approve: 5-0

X. Mills Variance, case no. 23-040, 21347 Oak Leaf Dr, Garfield; 15-05374-000

2023 1340

FILED

2023 MAR 20 AM 8:35

Representative: Tom Wiechman, 17366 N Hwy 94, Pea Ridge

Staff gave presentation.

Public Comment: None

The Planning Board discussed the proposal with the applicant.

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

Motion to Approve: 5-0

WILLIAM
CLERK
CITY, AR

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

- I. **Hornor Waiver, case no. 23-045, 10604 Ervin McGarrah Rd, Lowell; 18-04154-000**

Representative: Charlene Hornor, 10604 Ervin McGarrah

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Staff Updates - Administrative Approvals:

- II. Sanny Property Line Adjustment & Minor Subdivision, case no. 23-031, 10721 Curtis Rd, Gravette; 18-12301-000
- III. Conner Minor Subdivision, case no. 23-039, 15793 E AR 94 Hwy, Rogers; 18-03804-001
- IV. Carter Property Line Adjustment, case no. 23-042, 9523 S Pleasant Valley Rd, Gentry; 18-11536-002

Discussion Item: None

Meeting Adjourned: 9:57 p.m.

Next Meeting: March 15, 2023

APPROVED THIS 15th DAY OF March, 2023.

ATTEST:

APPROVED:

2023 1341

FILED

Citti
PLANNING DIRECTOR

Theresa Seal
PLANNING BOARD CHAIR or
VICE CHAIR

2023 MAR 20 AM 8:35
TOWN CLERK

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