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BEVERLY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR



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

March 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, Dr. Neal

Roll Call: Bob Bracy, Rachel Kitterman, Linda Lloyd, Theresa Neal, Terry Maienschein and Rick Williams were present.

Staff present: Madison Kienzle – Planning Director and Sandra Garza – County Planner

Public Present: See sign in sheet

Disposition of Minutes: March 1, 2023

Mr. Williams motioned to approve the March 1, 2023, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 6 – 0

General Public Comment: None

Old Business:

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

Representative: Tully Hornor, 10604 Ervin McGarrah Rd, Lowell

Staff gave presentation.

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

Motion to Approve: 6-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

I. Necessary Farms Telecommunication Tower, case no. 23-046, 1544 E Necessary Rd, Rogers; 18-03614-000

Representative not present.

Mrs. Kienzle comments that the board can decide to table the project or hear the TAC report.

Mr. Williams motions to table the project to April 5, 2023, seconded by Mr. Maienschein.

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

II. Brown Storage Site Plan Review, case no. 23-047, Country Club Dr & Hwy 12, Rogers; 15-02275-000

Representative: Jason Ingalls, P.O Box 5484, Bella Vista & Chris Brown, 9826 Philpott Rd, Bentonville

Staff gave presentation.

Mr. Bracy asks where the gate is located at for the proposal, he sees the entrance but not the gate.

Mr. Ingalls states it is right before you enter the units, right after the staging area, states he forgot to add the dimensions from the gate to the Highway and will add that before the next meeting.

III. Dixon Site Plan Review Major Amendment, case no. 23-058, 16547 Gum Springs Rd, Siloam Springs; 18-12644-000

Representative: Jorge Du Quesne, 5102 S Pinnacle Hills Pkwy & Butch Parmley, 13424 Loyle Ln, Gravette

Staff gave presentation.

Mr. Du Quesne comments they tried to get the septic layout on the plans but didn't have much luck getting the adequate information from the septic installer or county, the only thing the installer mentioned was that the drive would be out of it. We know where it is located, it's in the greenspace north of the building, I can show the approximate location on the plans for the next meeting. We will be using the existing slab that is there, there use to be a storage building located there. Which are the parking spaces that you are referring to that need backed out?

Mrs. Kienzle states the most northern ones, that was a comment made by the city of Siloam Springs.

Mr. Du Quesne states he will contact Siloam Springs.

DEBRA HARRELL
COUNTY CLERK
BENTON COUNTY, AR

Mr. Bracy comments the ADA parking stripes should be on the passenger side.

Mr. Du Quesne states he will revise.

IV. 0806 Investments Major Replat, case no. 23-073, Hopper Rd, Rogers; 15-17794-000

Representative: Mike Hodges, 4116 Highplans Dr, Little Flock

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Mrs. Kienzle comments that the applicant for Necessary Farms Telecommunications Tower is online.

V. Necessary Farms Telecommunication Tower, case no. 23-046, 1544 E Necessary Rd, Rogers; 18-03614-000

Representative: Victoria Farmer, lives in Tennessee

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Mrs. Lloyd rescinds the motion to table to April 5, 2023 that was previously voted on, Mr. Williams seconded the motion.

Motion to rescind the motion to table: 6-0

Staff Updates - Administrative Approvals:

- I. Woesch Minor Subdivision, case no. 22-131, 13283 Steward Rd, Siloam Springs; 18-10905-000

Discussion Item: None

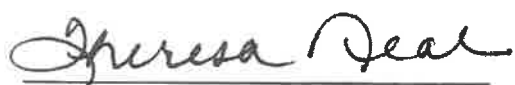
Meeting Adjourned: 7:00 p.m.

Next Meeting: April 5, 2023

APPROVED THIS 5 DAY OF April, 2023.

ATTEST:

PLANNING DIRECTOR

APPROVED:

PLANNING BOARD CHAIR or
VICE CHAIR

FILED

2023 APR 10 PM 12:01

SEBASTIAN HARRIS
CO & PROBATE CLERK
BENTON COUNTY, AR

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