

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR



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

March 16, 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, Bethany Rosenbaum and Rick Williams 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: March 2, 2022

Mr. Maienschein motioned to approve the March 2, 2022, Planning Board Meeting minutes. The motion was seconded by Mr. Williams.

Motion approved: 7 – 0

General Public Comment: None

Old Business: None

New Business:

- I. **Hayes Variance, case no. 22-101, 16283 Kostner Drive, Rogers; 15-15369-000**
Representative: Kelly D. Hayes & Billie Hayes, 1530 PB Ln #H3517, Wichita Falls TX

Staff gave presentation.

Mr. Hayes states that he got with his neighbors and they all recommended he request a 30' instead of the 27' for more space to pass by.

Mr. Bracy asks if Mr. Hayes is amending his request.

Mr. Hayes states that if it is possible to change that, it would be fine with them.

2022 APR -7 AM 8:46

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BENTON COUNTY, ARPublic Comment:

Dee Smallwood, 16291 Kostner Dr, Rogers

Comments that he lives north of this property and explains the reasoning behind the request of the 30' instead of the 27'.

Mr. Torrez motions to approve to the 30' instead of the 27', Mr. Williams seconded the motion

Motion to approve: 7-0

II. Jelinek Waiver, case no. 22-116, 10709 Bluewater Passage, Rogers; 15-16415-000

Representative: Lisa Jelinek, 10709 Bluewater Passage, Rogers

Staff gave presentation.

Public Comment: None

Mr. Williams motions to approve with stipulations, Mr. Maienschein seconded the motion.

Motion to approve: 7-0

III. Tisdale Site Plan Review-Major Amendment, case no. 21-422, 2713 S Old Wire Rd, Rogers; 18-03582-000

Representative: Olan Asbury, 412 Zion Church St, Lowell

Staff gave presentation.

Dr. Rosenbaum states her concern on the wooden privacy fence, she would like for them to add the fence all around specially since he is requesting a variance of 10' on the southern property line.

Mr. Williams asks what the hardship for the variance is.

Mr. Asbury states he wants to build that building there to put some solar panels on a slanted roof, in order for the sun to hit them correctly.

Public Comment: None

Mr. Asbury states he would like an additional 20' front setback variance

Mr. Reamer states that he would have to request that variance and come back at a different time for this approval.

Mr. Maienschein motions to approve the 10' setback variance with the 6' fence on the southern property line. Mr. Collyge seconded the motion.

Motion to approve the variance: 5-2

2022 APR -7 AM 8:47

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BENTON COUNTY, AR

Dr. Rosenbaum gives the reason for not approving the variance, it is in the ordinance that any new construction shall comply with the regulations.

Dr. Neal gives the reason for not approving the variance, it is new construction and should adhere with the current standards, unless there is a compelling reason.

Mr. Reamer states that the second consideration is now the overall site plan review, subject to the southern property line setback variance.

Mr. Torrez mentions that there are too many outstanding items

Mr. Bracy states they will table the project for two weeks

Dr. Neal motions to table to April 6, 2022, Mr. Williams motions to second.

Motion to Table to April 6, 2022: 7-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

I. Brown Variance, case no. 22-104, 16 Cyrus Rex Road, Rogers; 18-00622-000

Representative: Terri Brown, 16 Cyrus Rex Rd, Rogers

Staff gave presentation.

The board suggests to the applicant to have a better site plan drawn, something that is computer generated site plan, showing dimensions from the neighbor's structure to the centerline of the road, as well as from the edge of the current garage and the proposed garage on her property to the edge of the road.

II. Dutchman's Drive Variance, case no. 22-123, Dutchman's Drive, Rogers; 18-03122-000

Representative: Avery Bodine, 9200 Suits US Drive, Bella Vista

Staff gave presentation.

Mr. Williams asks what the minimum square footage of the structures will be.

Mr. Bodine states they will be 3,500 sq ft.

Mr. Bracy asks if we knew how many homes were being proposed back when they had gotten approval from the board for the subdivision.

2022 APR -7 AM 8:47

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BENTON COUNTY, AR

Mr. Reamer states we did know, the survey reflected the 120' road frontage for each lot, now that they have it staked out, they are requesting a variance to have smaller road frontage on two lots, there will be no change on the turn around at the cul-de-sac.

Dr. Neal suggests to accommodate some lots to have a larger amount of road frontage.

III. Yoder Major Subdivision & Waiver, case no. 22-124, Peterson Rd, Gentry; 18-11687-003

Representative: Mike James, 1284 Pioneer Ln, Gentry

Staff gave presentation.

Mr. Maienschein asks if there will be 120' of road frontage.

Mr. Reamer states there is a legal easement that leads to the property.

IV. Unruh Site Plan Review, case no. 22-128, 19378 Hwy 12, Gentry; 18-13337-003

Representative: Dan Cole, 8025 Coffelt Cemetery Rd, Bentonville

Staff gave presentation.

Mr. Torrez asks what the hours of operation are.

Mr. Unruh is present; states hours of operation are Monday-Friday 8-5pm.

V. WEN Investment Group Site Plan Review, case no. 22-136, 14011 Andy Jack Rd, Rogers; 18-04615-000

Representative: Ryan Clark with CEI Engineering

Staff gave presentation.

Mr. Clark mentions that the property will be getting a water line ran to it, as well as a lot combination with the property to the south of it.

Dr. Rosenbaum asks Mr. Clark to define "high-end RV park"

Mr. Clark states each space will have a concrete pad, its own water, sewer and there will be Wi-Fi, booking will be done online and age of RVs will be considered in order to rent a space.

Mr. Torrez asks what the attraction for the site.

Brandie Qualls, 2574 Cimmaron Ave, Springdale, one of the owners on this project.

2022 APR -7 AM 8:47

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SEYD COUNTY, AR

States that the higher end RV Park means there are amenities that other parks don't offer, such as bathrooms, your own concrete pad, water, electric and sewer. There will also be walking trails, frisbee golf, a pavilion, picnic tables and bushes for privacy between lots.

VI. JB Hunt Site Plan Review, case no. 22-139, 18789 Peterson Rd, Gentry; 18-14749-000

Representative: Michelli Rios-Allen, 1689 Hankins Rd, Marim, North Carolina, Michael Oglesbez, 2975 N Pyrite Dr, Fayetteville, Nathan Holt, 805 N Olive Ave, WPB, Florida

Staff gave presentation.

Ms. Allen comments there will be no lighting. There will be minimum impact on the ground. There will be equipment pads on-site. Everything will be located underground.

Other Business: None

Staff Updates - Administrative Approvals:

- I. ABA Inc Property Line Adjustment, case no. 22-099, 20588 Nicodemus Church Rd, Siloam Springs; 18-13152-000
- II. Guthrie Property Line Adjustment & Minor Subdivision, case no. 22-117, 14344 Indian Creek Rd, Garfield; 18-00197-008
- III. Crone Minor Subdivision, case no. 22-133, 22772 W AR 12 Hwy, Gentry; 18-14662-001

Discussion Item: None


Meeting Adjourned: 8:10 p.m.

Next Meeting: April 6, 2022

APPROVED THIS 6 DAY OF April, 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. *