

FILED

2019 JUN -3 PM 2:21



Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

May 1, 2019

6:00 p.m.

Quorum Court Room
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, Ron Homeyer

Roll Call: Sean Collyge, Ron Homeyer, Terry Maienschein, Stephen Torrez, Ashley Tucker and Rick Williams were present. Bob Bracy arrived late.

Staff present: Taylor Reamer – Director of Planning and Tracy Backs – County Planner were present.

Public Present: 5 people signed the Sign In sheet

Disposition of Minutes: April 17, 2019

Mr. Tucker motioned to approve the April 17, 2019, Planning Board Meeting minutes. The motion was seconded by Mr. Torrez.

Motion approved: 6 – 0

General Public Comment: None

Old Business: None

New Business:

- I. CMI Acquisitions/Capps Telecommunications Tower *Roadway* Setback Variance, #19-064, 22078 UTL Highway 62, Garfield; 18-00305-000
- II. CMI Acquisitions/Capps Telecommunications Tower *Structure* Setback Variance, #19-064, 22078 UTL Highway 62, Garfield; 18-00305-000
- III. CMI Acquisitions/Capps Telecommunications Tower, #19-064, 22078 UTL Highway 62, Garfield; 18-00305-000

Mr. Homeyer: The applicant has asked that we table this. What is the Board's pleasure?

Mr. Tucker made a motion to table the items requested until May 15, 2019. Mr. Williams seconded the motion.

Motion approved: 6 – 0

Mr. Torrez motioned to reopen the General Public Comment. Mr. Tucker seconded the motion.

Motion approved: 6 – 0

General Public Comment: (reopened)

Cameron McNabb, 22065 US 62 Highway, Garfield
Focus of comments: suggested alternate area on parcel #18-00305-000; offered graphic handouts

Mr. Tucker: I would assume that we could just transmit that comment to the applicant. Unfortunately, we have to review the application as it is in front of us with the property that they have an agreement on. We can't review it unless they have an agreement on that piece of property. It has to be the *exact* location bounded with a survey. It looks like they are reducing the height and shifting the location (*per their letter*).

Mr. Torrez: Two weeks ago, we had discussions at that time and we questioned some of the variances that they were asking for. This may be why they tabled it for a couple more weeks. I apologize for the inconvenience.

Mr. Homeyer: As long as the application meets the regulations, we can't deny the application.

Mr. Maienschein: We check to make sure it meets the regulations for building a tower.

Mr. Tucker: The Telecommunications Act of 1997 says we can't even consider aesthetics.

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**Beavers/Howard Site Plan Review, #19-065, 14696 Highway 62, Garfield;
18-04270-001**

Representative: Robbie Howard, 21450 Lakeview Drive, Garfield

Staff gave a presentation on the Beavers/Howard Site Plan Review,
#19-065, 14696 Highway 62, Garfield; 18-04270-001

Mr. Homeyer: Do you have anything else you want to add?

Mr. Howard: No, sir.

Mr. Homeyer: Mr. Reamer, remind me again which one is the residential
adjoining?

Mr. Reamer: It's to the south, across Highway 62.

Mr. Tucker: Will you be doing any auto repair on site?

Mr. Howard: No, sir.

Mr. Tucker: Do you have an agreement with someone else off site if you
need something done or just take it somewhere else?

Mr. Howard: Right. Hopefully, I will have things in working order.

Mr. Torrez: Did I hear correctly that nothing was proposed for buffering?

Mr. Reamer: Currently, there are no additional buffers proposed. The
property on the northeast and west is compatible (no additional screening or
buffering needed). The one incompatible property is across Highway 62.
This is somewhat of a unique situation having a five-lane highway separating
two incompatible uses.

Mr. Tucker: It's somewhat surrounded on both sides by commercial.

Mr. Reamer: Correct, right.

Public Comment: none

Mr. Williams motioned for approval. Mr. Maienschein seconded the motion.

Motion approved: 6 - 0

TECHNICAL ADVISORY COMMITTEE

1. **Call to Order:**
2. **Old Business / Ongoing Applications:** None
3. **New Business:**
 - I. **WEN Investments Group, LLC Site Plan Review – Major Amendment, #19-080, 14637 East Highway 62, Garfield; 18-04272-000**

Representatives: Derek Hileman, CEI Engineering, 3108 SW Regency Boulevard, Bentonville and Will Neighbors, 11917 Hyden Road, Garfield

Staff gave a presentation on the WEN Investments Group, LLC Site Plan Review – Major Amendment, #19-080, 14637 East Highway 62, Garfield; 18-04272-000

Mr. Homeyer: Do you have anything you want to add at this point?

Mr. Hileman: I don't think so.

Mr. Tucker: Do you have a fence anywhere around the buildings?

Mr. Neighbors: Around the buildings? No. But the board fence mentioned in the previous approval has been installed.

Mr. Tucker: Does it go all the way down the east property line or does it stop before you get to

Mr. Neighbors: The board fence goes to a draw. It screens the neighbor's house to block out the view. As far as your initial question, we do plan on having an ornamental security fence on the property.

Mr. Tucker: Okay. Could you show that on the site plan?

Mr. Hileman: Sure

Mr. Tucker: And I am assuming the gate is a little farther in, it's not right on the Highway.

Mr. Neighbors: Correct.

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2019 JUN -3 PM 2: 21 Mr. Tucker: It looks like you may have room for another 40' x 80' building. Do you have plans to add another building?

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BENTON COUNTY, AR** Mr. Neighbors: We are a family business. I work with my dad. I never know what he is going to dream up next.

Mr. Tucker: If you want it on there, go ahead and show it. It doesn't hurt you any. Say, Phase 2, or whatever.

Mr. Neighbors: Right. Okay.

Mr. Tucker: That's an easy add.

Mr. Neighbors: I like coming up here every few months and seeing you guys.

4. Other Business: None

5. Staff Updates - Administrative Approvals:

- I. Neely / Simonton Property Line Adjustment, #18-112, 14421 East Highway 94, Rogers; 18-03766-008
- II. Casey Minor Subdivision, #19-046, 17310 Robinson Road, Siloam Springs; 18-10527-000
- III. Sellers Minor Subdivision, #19-061, 11690 Sellers Place Road, Hindsville; 18-00377-000
- IV. Neff Minor Subdivision, #19-071, Fairmont Road, Siloam Springs; 18-12600-000
- V. Flowers Minor Subdivision, #19-075, 10665 Shady Lane Circle, Gravette; 15-07335-000
- VI. Marr Lot Combination, #19-076, 21060 Cedar Ridge, Garfield; 15-04783-000

6. Discussion Items: None

Meeting Adjourned: 6:30 p.m.

Next Meeting: May 15, 2019

2019 1994


APPROVED THIS 15th DAY OF May, 2019.

ATTEST:



PLANNING DIRECTOR or
SENIOR COUNTY PLANNER

APPROVED:



PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR

2019⁶ 1995