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2023 JUN -8 AM 10:01

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BENTON COUNTY, AR



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

May 17, 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: March 8, 2023

Mr. Maienschein motioned to approve the March 8, 2023, Planning Board Meeting minutes. The motion was seconded by Mr. Williams.

Motion to approved: 4 – 0

Disposition of Minutes: May 3, 2023

Mr. Williams motioned to approve the May 3, 2023, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion to approve: 4 – 0

General Public Comment: None

Old Business: None

New Business:

- I. **Hollis Variance, case no. 23-117, 18607 Coppermine Rd, Rogers; 18-00760-000**

Representative: Sam Hollis, 18618 Shaddox Mtn. Rd, Rogers

Staff gave presentation

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Public Comment: None

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

Motion to Approve: 5 – 0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: 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

Mr. Homeyer states the structure going to replace a recently removed structure about the same size, there will not be any impact

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

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

Staff gave presentation

Mrs. Coberly states the house will be connecting to an existing septic that is already there, not a proposed.

Mrs. Lloyd asks if there was an existing house there before? When was it removed?

Mrs. Coberly states there was, it has been gone since 2002.

Mr. Bracy asks if the septic is on a separate parcel than where the mobile home will be placed.

Mrs. Coberly states it is on the adjacent parcel.

Mr. Bracy asks if the property owner of both parcels is the same.

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Ms. Garza states the property owners are in relation, they are under the same estate/trust, a deed has been provided.

Mrs. Kienzle states there is an additional waiver to be able to connect to the septic on the adjacent parcel.

Mrs. Lloyd states she agrees, except there would have to be a recorded septic easement that would run with the land.

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

Mr. Smith states the Flood hazard area is located on the Oklahoma side and we have approval from the Floodplain Administrator for Oklahoma for that.

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

Mrs. Lloyd asks if the proposed septic is only for the use of the restrooms, or will each unit have its own dump.

Mr. Homeyer states that at this point the plan is to have water and sewer services at each unit, each of the RV sites in addition to the office.

Mrs. Lloyd asks if there is a reason for the permitting of the septic system hasn't been started, it would take a very large system.

Mr. Homeyer states he will get with the owner on that, I thought he was handling that.

Mr. Bracy asks if there is a utility drawing yet.

Mr. Homeyer states there is not, normally a sanitarian will do the design for the septic, then I show that on my plans.

Dr. Neal states that will be something we will have to see on the plans, will you have time to complete this prior to the next meeting.

Mr. Homeyer states he will see what he can do within 3-weeks.

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

Mr. Du Quesne comments the septic design is still under progress. The handicapped space will have to be on a paved area, the rest of the parking, will it have to be paved or is gravel fine?

Mrs. Kienzle states gravel is fine.

Mr. Williams asks what will be stored?

Mr. Du Quesne comments it will be construction equipment.

Mr. Williams asks what type?

Mr. Ahart states he has a few forklifts, scissor lifts, general construction equipment.

Mr. Williams asks if there will be high-rack storage?

Mr. Ahart states there won't be.

Mr. Williams asks for the height of the building.

Mr. Ahart states the building will be 20-feet to the peak.

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 clarifies that they would like to push the North buildings back so there's a 30-foot setback in lieu of the 40 but still provide the 3-tier landscaping. On the South, I'd like to argue that on an arial photo and you can see what is happening on the parcel adjacent to us to the south, first of all it is owned by a commercial contractor called Barrows Excavation out of Berryville, AR, so it's not a single-family individual, they are hauling in dirt and we would like to argue that, that piece is actually being used as an unapproved commercial site. If that is the case, then we should be allowed a 10-foot setback and no 3-tier landscaping at all. Now, we do show landscaping as per the landscape plan but we do not have enough room to get the 3-tier landscaping, that is the argument for the South Side, the North Side we have to relocate the 3-phase power that is going through the site, we met with Carroll Electric after this board approved the plans and I would like to point that out, that these plans were approved weather the board knew that they were approving the buildings sitting 20-feet from the property line, you know, that wasn't brought to your attention, we did submit a variance request but it did not get included with the vote at the time of the voting for the site plan review. Our client bought the property based on the approval, so we are asking for some grace there. Carroll Electric agreed on re-locating the power lines along 1st Street and along the

North property line, to do that they need a 30-foot utility easement so that is why we pushed the buildings back on the North Side, 30 feet. So now the only variance really being sought, if the board sees the property to the south being used as a commercial building, would be the North side, where we request the 40-foot down to 30-feet.

Mrs. Lloyd asks if there is a reason why you couldn't make building 5 a little shorter? I'm not sure how you will get something to fit in between building 4 & 5.

Mr. Ingalls states that the intent is to have them stripped at an angle.

Mrs. Lloyd asks Mrs. Kienzle if the board approved the project without approving the variance.

Mrs. Kienzle states the project was approved with outstanding items to comply with the mitigation requirements.

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

Representative: Craig Kelley

Staff gave presentation

Mr. Kelley states the subdivision was platted in the 60s and the road has never been maintained, there is a natural ditch line running across the property, his intent is to put a metal building to store his personal belongings to transition from Oklahoma to Arkansas and then build a home on the adjacent parcel.

Mrs. Lloyd asks Mr. Kelley if when he bought this property he thought about any issues with the property?

Mr. Kelley states the previous owner had some ideas to do similar things, but I knew there was going to be some issues, but this is why I'm here, taking the proper steps.

Mr. Bracy asks if there are topography issues here.

Mr. Kelley states there is, the flattest spot would be where I am wanting to place the building.

Staff Updates - Administrative Approvals:

- I. Ballou/Jarvis Property Line Adjustment & Minor Subdivision, case no. 23-092, 11567 Pine Creek Hollow Rd, Rogers; 18-01080-002
- II. Seratt Lot Combination, case no. 23-127, Shaffer Rd, Garfield; 15-09486-000

Meeting Adjourned: 7:29 p.m.

Next Meeting: June 7, 2023

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CITY OF WASHINGTON
CLERK
PLANNING DEPARTMENT

APPROVED THIS 17th DAY OF June, 2023.

ATTEST:

APPROVED:

[Signature]
PLANNING DIRECTOR

[Signature]
PLANNING BOARD CHAIR or
VICE CHAIR

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