

2023 JUN -8 AM 10:00



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

May 3, 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, Sean Collyge, Rachel Kitterman, 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: April 19, 2023

Mr. Williams motioned to approve the April 19, 2023, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 7 – 0

General Public Comment:

Charles & Leslie Fontenot, 11150 Sheppard Place Rd, Rogers
We have a gentleman trying to bring in trailer homes into the neighborhood, this is a subdivision and it is designed for only one dwelling, the owner is planning to bring in two or more domiciles, they would be bringing them in, repairing them and moving them back out. We want to get guidance in order for this to stop.

Mrs. Kienzle states her understanding of the regulations is that you can place up to two dwellings on two acres or more based on the definition of multi-family and medium density.

Ms. Garza comments that the property is over 2-acres, property owner has seeked a building permit and has septic approval.

Old Business:

- I. Gypsy Camp Site Plan Review, case no. 23-088, 20271 South Hwy 59, Siloam Springs; 18-13197-007

Representative: Ron Homeyer, 701 S Mt Olive, Siloam Springs

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E. J. HANSELL
CR. CLERK
ELBERT COUNTY, AR

Staff gave presentation.

Mrs. Lloyd comments that there was a comment made about porta-potties ending up in the river, can you reply to that?

Mr. Homeyer states that he is not aware of that situation, when the property owners know there's going to be a flood, they strap them down to the trees.

Mr. Bracy asks if there was any type of study to limit the participation during summer?

Mr. Homeyer states people mostly go to camp sites in groups, the only time they have significant amount of people would be on a holiday weekend.

Mrs. Lloyd asks if there is currently a well at the property and does it meet the requirements

Mr. Homeyer states there is a well and they are working with ADH and the provider on that currently to chlorinate and treat the water.

Mr. Bracy motions to re-open to Public Comment, seconded by Mr. Maienschein

Motion to re-open Public Comment: 7-0

Public Comment:

Matt Goforth, 19836 Pine Ridge Village Rd, Siloam Springs

The traffic is out of control specially on holiday weekends, there has been work done without permits.

David Goforth, 20098 Old Goforth Rd, Siloam Springs

I share property lines with Gypsy, this was a girl's camp, there was never public canoeing, it is not being used as what they have it on the historic registrar. The highway department has not contacted me about buying any of my property to widen the road. None of the work that he has done on this property has been permitted or inspected.

Dr. Neal states her concern is the entrance

Mr. Homeyer states the highway department is going to rebuild the bridge and that will change the raise on all driveways nearby, changing the grade, they are going to build a road to the Gypsy camp.

Mrs. Kitterman asks if there will be RVs onsite, like the pictures show, how long will their stay be and where does the waste go.

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COURT CLERK
DECATUR COUNTY, AR

Jerrid Gelinas, 20271 S AR 59 Hwy, Siloam Springs

Comments they only have electric hookups for RVs, we do not have water or waste.

Mrs. Kitterman asks how long they can stay

Mr. Gelinas states they allow a maximum of 5 days but people usually just stay for 2-3 days.

Mr. Bracy states his problem here is how many people will be onsite, once the parking spaces get filled up.

Mr. Homeyer states there are lots of people that will arrive and float the whole day then leave, not everyone stays to camp.

Mr. Williams comments the proposal is for a water activity, limited campsite, regardless whether it's on the historical registrar or not. It's there, it's protected, if you want to maintain that, you must comply with the regulations for that. That doesn't have any bearing with the water activity or the camping, if you're not using those facilities.

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

Motion to Approve: 7-0

New Business:

I. Beierle Major Subdivision-Cumulative Split, case no. 23-084, 23653 Carlton Dr, Decatur; 18-15944-000

Representative: Edward Beierle, 23439 Carlton Dr, Decatur

Staff gave presentation.

Public Comment: None

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

Motion to Approve: 7-0

II. Rosser Major Replat, case no. 23-105, Rosser Dr, Garfield; 18-05633-000

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

Staff gave presentation.

Public Comment: None

Mr. Collyge motioned to approve, seconded by Mrs. Lloyd

Motion to Approve: 7-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

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

Representative: 18618 Shaddox Mtn. Rd, Rogers

Staff gave presentation

Dr. Neal asks what the future plan is for the site

Mr. Hollis states he doesn't have a plan but if and ever his children decide to build he can build next to him.

- II. **Proposed regulation changes, Planning and Development Regulation Proposal**

Mrs. Kienzle and the board discuss the proposed changes to the regulations.

Staff Updates - Administrative Approvals:

- I. Kollman Property Line Adjustment, case no. 22-446, 9200 Pine Grove Rd, Gentry; 18-14485-005
- II. Cook Property Line Adjustment, case no. 22-473, 15273 Lakewood Dr, Lowell; 15-02671-000
- III. Scott Minor Subdivision, case no. 22-537, Smith Ridge Rd, Garfield; 18-04498-000
- IV. Hirschfield Minor Subdivision, case no. 23-086, 17982 River Valley Rd, Siloam Springs; 18-12860-000
- V. Smith Lot Combination, case no. 23-087, Circle Trl & Timberlake Trl, Rogers; 15-07047-000

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- VI. Sunderman Minor Subdivision, case no. 23-093, 14282 Mariano Rd, Bentonville; 18-07136-001
- VII. Lovell Property Line Adjustment, case no. 23-094, 25375 W AR 72 Hwy, Gravette; 18-16256-000
- VIII. McGarrah Minor Subdivision, case no. 23-097, 12001 Ervin McGarrah Rd, Lowell; 18-02285-000

CLERK
COUNTY, AR

Meeting Adjourned: 7:29 p.m.

Next Meeting: May 17, 2023

APPROVED THIS May 17 DAY OF _____, 2023.

ATTEST:

APPROVED:

Cliff
PLANNING DIRECTOR

Sheresa Neal
PLANNING BOARD CHAIR or
VICE CHAIR

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