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

November 20, 2019

6:00 p.m.

Quorum Court Room
215 East Central Avenue
Bentonville, AR 72712

Meeting Minutes

PUBLIC HEARING:

Mr. Williams motioned to approved Mr. Homeyer as Chair for this meeting. Mr. Tucker and Mr. Torrez were absent at this time. Mr. Maienschein seconded the motion. Motion approved 5 – 0 by a show of hands.

Call to Order: The meeting was convened at 6:10 p.m. by the Planning Board Chair, Mr. Ron Homeyer

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

Staff present: Taylor Reamer – Director of Planning, Tracy Backs – County Planner

Public Present: Five people signed the Sign In sheet

Disposition of Minutes: November 6, 2019

Mr. Williams motioned to approve the November 6, 2019, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein

Motion approved: 5 – 0

General Public Comment: None

New Business:

- I. **Arrowhead Boat Sales Site Plan Review, case no. 19-045 and Arrowhead Boat Sales Buffer Variance, case no. 19-260, 14555 Highway 12 East, Rogers; 18-03229-011**

Representative: Bill Platz, WR Consulting, P.O. Box 223, Bentonville and Brian Simmons, Arrowhead Boat Sales, 14555 East Highway 12, Rogers

Staff gave a presentation on the Arrowhead Boat Sales Site Plan Review, case no. 19-045, 14555 Highway 12 East, Rogers; 18-03229-011

Mr. Platz requested a clarification on the ARDOT statement contained in the Public Hearing report. Mr. Homeyer explained that that was simply an 'all

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inclusive' statement. If nothing will be developed in the road right of way, the requirement can be disregarded.

Board Comment: None
Public Comment: None

Mr. Williams motioned for approval of the Variance as stated in the Public Hearing Report. Mr. Collyge seconded the motion. Motion approved 5 – 0.

Mr. Williams motioned for approval of the Site Plan Review as presented at the meeting. Mr. Maienschein seconded the motion. Motion approved 5 – 0.

I. Islamic Society of NWA Cemetery, case no. 19-238, 4661 S 1st Street, Lowell; 18-04079-001

Representative: Tim Sorey, Sand Creek Engineering, 1610 NW 12th Street, Bentonville and Mr. Issa Abboud, 3901 SW Hollowbrook Street, Bentonville

Staff gave a presentation on the Islamic Society of NWA Cemetery, case no. 19-238, 4661 S 1st Street, Lowell; 18-04079-001

Mr. Sorey stated that they did not have the signed ARDOT permit back yet from ARDOT. The applicant applied in the Spring of 2019. However, the signed copy has been misplaced. The applicant has requested from ARDOT another signed copy of the permit.

Mr. Tucker arrived at the Planning Board meeting.

Mr. Tucker inquired about traffic control during a procession. Mr. Abboud stated that typically there are about 10 – 20 cars present. Volunteers will be present to assist attendees to park correctly. Mr. Sorey added that the police would typically assist with traffic flow during a funeral.

Public Comment: None

Mr. Williams motioned for approval of the Site Plan as presented at the meeting. Mr. Tucker seconded the motion.
Motion approved: 6 - 0

TECHNICAL ADVISORY COMMITTEE

1. Call to Order
2. Old Business / Ongoing Applications: None
3. New Business: None

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4. Other Business: None

5. Staff Updates - Administrative Approvals:

- I. Berryman Minor Subdivision, case no. 19-187, 11979 Tyson Road, Lowell; 18-02266-000
- II. Butler Creek Ranch Minor Subdivision, case no. 19-230, Fairmont Road, Siloam Springs; 18-13963-000
- III. Harrell Tract Split, case no. 19-234, 21673 Rock Road, Rogers; 18-00177-001
- IV. Nix Minor Subdivision, case no. 19-240, 15082 Gann Ridge Road, Garfield; 18-05436-000
- V. Mims Minor Subdivision, case no. 19-246, Acorn Lane, Garfield; 15-12474-000

6. Discussion Item:

Non-single Family Housing: multiple, unrelated individuals renting a three-bedroom single-family home. Mr. Reamer stated that currently, there is no Benton County Planning and Development regulation for this. The property owners of the dwelling mentor the tenants. No services are provided. What is provided is simply an affordable place to live for five tenants. Septic and water capacity are adequate for the dwelling and its occupancy. Mr. Reamer wished to confirm that there was or was not a regulation pertaining to this proposal, in regard to the mentoring activity. Rental time line depends on how long it takes the tenant to gain independence on their own. This facility is not under an LLC, but is simply privately owned. No subdivision covenants pertain to this dwelling. No medical office or other organization is associated with this dwelling. Not currently subsidized. Tenants are not previously homeless. Not characterized as 'institutional' due to the lack of services provided. There are no qualifications to become a resident at this dwelling. Property owner is active with this part of the population that needs temporary housing assistance for various reasons.

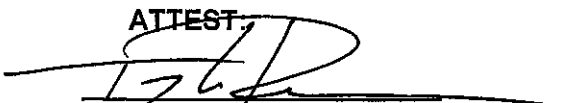
Mr. Tucker suggested to let the property owners continue their activity until and unless professional services are provided on site. Mr. Homeyer added that he had no objections to this activity to continue as is.

Meeting Adjourned: 6:30 p.m.


Next Meeting: December 4, 2019

APPROVED THIS FOURTH DAY OF DECEMBER, 2019.

ATTEST:


 PLANNING DIRECTOR

APPROVED:


 PLANNING BOARD CHAIR or
 PLANNING BOARD VICE CHAIR

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