



Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting

November 4, 2020
6:00 p.m.

Benton County Administration Building
215 East Central Avenue
Bentonville, AR 72712

FILED
2020 DEC -3 AM 9:08

BETSY HARKELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 p.m. by the Planning Board Chair, Mr. Torrez.

Roll Call: Bob Bracy, Sean Collyge, Ron Homeyer, Stephen Torrez, and Bethany Rosenbaum, and Rick Williams were present.

Staff present: Taylor Reamer – Director of Planning, Madison Kienzle – County Planner

Public Present: See meeting sign in sheet.

Disposition of Minutes: October 21, 2020

Mr. Williams motioned to approve the October 21, 2020, Planning Board Meeting minutes. The motion was seconded by Mr. Homeyer.

Motion approved: 5 – 0

General Public Comment:

Old Business: None

New Business:

- I. Camp War Eagle Site Plan Review, case no. 20-213, 14323 Camp War Eagle Road, Rogers; 18-00536-701

Staff gave presentation.

Mr. Beasley: 13800 Camp War Eagle Road, Rogers

Mr. Torrez: Would you like to add anything?

Mr. Beasley: We are a nonprofit, and while would like to do all of the projects that get approved, we are restricted by funding.

Public Comment: None

Mr. Williams motioned to approved. Mr. Homeyer seconded the motion. Motion approved 5 – 0

- II. Holmes Site Plan Review, case no. 20-214, 20628 S AR 59 Hwy, Siloam Springs;18-13228-000

Staff gave presentation.

Dr. Rosenbaum: Did you get a response back from the Corps of Engineers about your request to slope or grade into the Illinois River?

Mr. Holmes: No, we haven't gotten anything back yet.

Dr. Rosenbaum: Taylor, I don't see it listed as an outstanding item, but is that a consideration?

Mr. Reamer: Item "J" deals with any development that is going to be in the Special Flood Hazard Area. Administratively, we administer the Floodplain Development Ordinance. As a part of that, anything that is done in or around the Special Flood Hazard Area, including the Illinois River those permits from either Federal, State, or local agencies would be required prior to development.

Mr. Torrez: What is your project timeline, recognizing the there are still items to be met.

Mr. Holmes: We're thinking that within a month, we'll have this wrapped up, and building out and opening up by summer time.

Mr. Torrez: Are there quiet hours?

Mr. Holmes: Yes, it is in the policy we sent to you. I believe 8 or 9 O'clock.

Public Comment:

Rob Moten 20638 S. Hwy 59

Mr. Moten: My driveway runs adjacent to the property. The park down the street, there is bad individuals who live there. We're totally opposed to it. Where they're going to make their landing on the river is a 15 ft drop, all the way around on a curve. There office space has been under six feet of water, going over the road all the time. There is also a spring that runs through both of our properties. I don't know where the 28 trailers' sanitation is going to go, but most likely in our spring which flows to the river. We're totally opposed to it. We've lived there 15 years. It's on curve where they are talking about turning off.

Julie Webb-Devor: I've lived there for over 25 years. The spring that goes across his property, mine, and another property, that goes to the dump down the road. We are totally opposed to it, because we still have people shooting at 2 and 3 O'clock in the morning from the RV camp that is down the road. There is also another RV camp down the road, but they don't cause any problems and they're nice. Also, I need to know about the pump station, because it is in my bedroom window. It's not even 30 ft from my window. It's not 8 ft from the fence line. Secondly, the landscaping which I'm calling the