

2022 NOV -3 AM 10: 28

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

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

October 19, 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, Theresa Neal, Terry Maienschein and Rick Williams were present.

Staff present: Madison Kienzle – Planning Director and Sandra Garza – County Planner

Public Present: See sign in sheet

Disposition of Minutes: October 5, 2022

Mr. Williams motioned to approve the October 5, 2022, Planning Board Meeting minutes. The motion was seconded by Mr. Bracy

Motion approved: 5 – 0

General Public Comment: None

Old Business: None

New Business:

I. Draper Variance, case no. 22-420, 15425 Morning Mist, Rogers; 15-84693-000

Representative: John McGowan, 360 N Limestone Dr, Fayetteville

Staff gave presentation.

Mr. Bracy asks if the other home next to this proposal over 25 feet away from the property line.

Mr. McGowan states it is, all of the homes in the subdivision are way over 25 feet from the setback, they are pretty large lots.

Dr. Neal asks about the covenants and if they have spoke about it to their board.

Mr. McGowan states they have, he is actually over the majority of the lots and represents the subdivision.

Mr. Williams motions to Approve, seconded by Dr. Neal

Motion to Approve: 5-0

II. Boecker Waiver, case no. 22-436, 12021 Peach Orchard Rd, Bentonville; 18-09624-002

Representative: Kim Hesse, 2516 N Stanton Ave, Fayetteville

Staff gave presentation.

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

Motion to Approve: 5-0

TECHNICAL ADVISORY COMMITTEE

Call to Order

Old Business / Ongoing Applications: None

New Business:

I. R & R Storage LLC Site Plan Review, case no. 22-454, 960 Jennifer Ln, Lowell; 15-12210-000

Representative: Paul Sims, 7 Halsted Cir, Rogers

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Applicant asks for flexibility on paving, the pond catches all the pink flows and is sized properly to avoid downstream flooding.

Mr. Bracy asks if the road is a residential road.

Mr. Sims states there are residences and other businesses on this road.

Mr. Bracy states that they would like to see the ingress/egress in a safer spot than where it is due to oncoming traffic. Will there be a gate for the proposal

Mr. Sims states they can move the driveway a little further, there will not be gate or personnel, it will be a 24/7 access with no fences but there will be security cameras.

Mr. Williams asks if these storage units will be like the ones across the street from them.

Mr. Sims states their storages are small storages we are proposing storage for RVs and boats.

Mr. Williams asks what the ridge height is.

Mr. Sims states it will be 16-18 feet.

II. Osage Mills Baptist Fellowship Site Plan Review, case no. 22-455, 10632 Mill Dam Rd, Bentonville; 18-09307-000

Representative: Kevin Robinson, 10632 Mill Dam Rd, Bentonville

Staff gave presentation.

The Planning Board discussed the proposal with the applicant.

Mr. Robinson states for the parking area they currently park on the grass, there are no parking spaces and don't think about adding any. For trash, we have hardly any trash, maybe one bag every other week or so, we use Dale's dumpster across the street, about 4 residences and the church use it and we pay him. For lighting we are going to add another post from Carrol Electric.

Mr. Bracy asks what the occupancy of the addition to the church will be used for.

Mr. Robinson states it is going to be used for services and activities, it will have a set of restrooms and a kitchen. There will be a breeze way that connects to the existing church to the proposal.

Other Business: None

Staff Updates - Administrative Approvals:

- I. Nye Minor Subdivision, case no. 22-317, 17229 White Oak Ridge Rd, Pea Ridge; 18-07741-000
- II. Webb Minor Subdivision, case no. 22-350, 14950 Hwy 102, Decatur; 18-11331-000

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- III. Vega-Cardona Minor Subdivision, case no. 22-361, 16245 Fairmount Rd, Siloam Springs; 18-12597-000
- IV. Seth Minor Subdivision, case no. 22-385, Highland Lake Dr, Garfield; 18-00352-000
- V. Swope Minor Subdivision, case no. 22-427, W Hwy 102, Decatur; 18-11283-002
- VI. Rivas Property Line Adjustment and Minor Subdivision, case no. 22-435, 20589 Walker Rd, Siloam Springs; 18-13285-000

Discussion Item: None

Meeting Adjourned: 7:12 p.m.

Next Meeting: November 2, 2022

APPROVED THIS 2nd DAY OF November, 2022.

ATTEST:


 PLANNING DIRECTOR

APPROVED:


 PLANNING BOARD CHAIR or
 VICE CHAIR

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