



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

October 20, 2021

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, Mr. Bracy.

Roll Call: Bob Bracy, Sean Collyge, Theresa Neal, Terry Maienschein, Stephen Torrez, Bethany Rosenbaum and Rick Williams were present.

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

Public Present: See sign in sheet

Disposition of Minutes: October 6, 2021

Mr. Williams motioned to approve the October 6, 2021, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 7 – 0

General Public Comment: None

Old Business: None

New Business: None

TECHNICAL ADVISORY COMMITTEE

1. **Call to Order**
2. **Old Business / Ongoing Applications:** None
3. **New Business:**
 - I. **Dement Major Replat, case no. 21-298, 8662 Woods Rd, Rogers, 18-03466-000**

Representative: Steven Dement, 8746 Woods Rd, Rogers

Staff gave presentation

Mr. Dement comments he thought he was doing something simple, all he is trying to do is take half an acre of his existing land that he owns and add it into the other four acres that he already owns so that he can maintain his rights to his dock and dock permit. He has contacted the department of health and they basically told him that nothing that anyone submitted, yet there are already three homes sitting on these lots, already. All he is wanting to do is build his retirement home and downsize.

Dr. Rosenbaum asks Mr. Reamer why this proposal is such a big deal.

Mr. Reamer comments that the county has a boundary between rural subdivisions and rural tract land, in order to expand a rural subdivision by a half-acre, that requires approval from the board for a major replat.

Mr. Dement comments he didn't realize that the property was officially classified as a subdivision because he's the one that chose the name because he was originally going to buy the whole seventeen acres.

Mr. Bracy asks if it is just the little triangular portion that is being split out.

Mr. Dement states that's correct, he states that part of the property is not useful and he will make it useful.

II. Gordon Waiver, case no. 21-341, 22600 Folsom Pt, Garfield, 15-03980-000

Representative: Larry Gordon, 22327 Indian Point Rd, Garfield

Staff gave presentation

Mr. Gordon states he would be happy to create the deed stating the two lots will forever stay together. He states they went over-board with the shielding for the septic lines and water lines, even though you're not required to shield both. He apologizes for not pursuing a waiver sooner, turn out no one had let him know or were aware that he had to get one. States he also thought about combining the lots but that wasn't possible because he would have to re-survey and re-submit everything.

Mr. Bracy asks if the septic has already been placed

Mr. Gordon states it has been and it was already approved by ADH

Mr. Bracy states that it looks like there is already a building on the property.

Mr. Gordon states they are building a one-bedroom house and they will not have occupancy for a couple of months. He states that the septic tank is up on that lot

and the lateral lines are on the other lot.

Mr. Torrez asks why the septic system is not on the same lot as the dwelling.

Mr. Gordon states that it seems to him that the affluent is a lot less hazardous substance and it is easier to flow downhill, there's a lot less requirements on how to pipe it, meaning you have to be a certain drop per foot to go to the tank, if they were to do that it would be a lot of piping going on.

Mr. Torrez asks how they are protecting the pipes underneath the road.

Mr. Gordon states they got larger pipes and put them around the original pipes so they can be protected and they placed them over six feet underground.

Mr. Bracy asks if that is a county-maintained road or a private road.

Mr. Reamer states it is a county road and it has been inspected by the road department.

Mr. Bracy asks if it wouldn't have been cheaper to just pump the affluent up to the top of the hill and then let it flow downhill.

Mr. Gordon states that the house is on a plat toed that overlooks the lake, that's why we built up there. States they bought the house prior of septic approval and then found out, it wasn't complying with the rules, then they found out with the designer that it wasn't a very good lot to put their field. So, the lot across the road came for sale and he bought it contingent on a septic approval.

4. Other Business: None

5. Staff Updates - Administrative Approvals:

- I. Jones Minor Subdivision, case no. 21-315, 14622 Gann Ridge Rd, Garfield, 18-05440-000
- II. Foepfel Minor Subdivision, case no. 21-316, 15485 Real Tree Rd, Gravette, 18-12201-070
- III. Eshleman Property Line Adjustment, case no. 21-333, 11581 Walnut Hill Rd, Garfield, 18-04867-000
- IV. Huckeba Minor Subdivision, case no. 21-352, 13954 Old Hwy 68, Siloam Springs, 18-11142-002


6. Discussion Item: None

Meeting Adjourned: 6:20 p.m.

Next Meeting: November 3, 2021

APPROVED THIS November 3
October DAY OF _____, 2021.

ATTEST:



PLANNING DIRECTOR

APPROVED:



PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR