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

September 1, 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 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:** August 18, 2021

Mr. Williams motioned to approve the August 18, 2021, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 6 – 0

**General Public Comment:** None

**Old Business:** None

**New Business:**

- I. **Hamedí Variance, case no. 21-250, 8493 Cedar Terrace, Rogers, 15-07630-000**

Representative: Mark Hamedí, 8487 Cedar Ter, Rogers AR

Staff gave presentation

Mr. Hamedí comments that he is just making these separate requests, the first one being the reduction of the size of the rental property that they recently purchased, reducing the size of it so they can take care of the natural drainage ditch. Past tenants have left junk and the place would overgrow all the time; they

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purchased the property to be able to take responsibility for the drainage ditch and not have to see the mess any longer, then after the property line adjustment, may sell the rental property. The other request is because their home sits on four separate lots and for tax purposes they would like to combine, also none of the lots were at county's one-acre requirements so the surveyor and Mr. Reamer recommended this combination, they are going from four lots to two lots, if they could they would combine all four into one, but since they are different subdivisions, they are not allowed to.

Dr. Neal asks what the water source is for Lot 1A-R

Mr. Hamedí replies it is city water source.

Dr. Neal asks where the water meter is at for this lot, or is one meter servicing both properties

Mr. Hamedí replies it has its own water meter because he gets a separate water bill for that property, he admits he does not recall where the meter is at.

Public comments:

Ed McClure comments if Mr. Hamedí has plans on building another house on Lot 14A-R? The purpose for the question is because there are two septic systems.

Mr. Williams motioned to approve; Mr. Maienschein seconded the motion.

Motion approved: 5-1

**II. Anderson Waiver, case no. 21-256, 12698 Miller Church Rd, Bentonville, 18-09644-001**

Representative: Jarrod Anderson, 12694 Miller Church Rd, Bentonville AR

Staff gave presentation

Public Comments: None

Mr. Maienschein motioned to approve; Dr. Neal seconded the motion.

Motion approved: 6-0

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**TECHNICAL ADVISORY COMMITTEE**

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

**I. Smith Major Replat, case no. 21-254, Timberlake Trl, Rogers, 15-07045-000**

Representative: Joe Smith, 100 W. Laura St. Rogers, AR 72758

Staff gave presentation

Mr. Torrez asks what the timing for the proposed construction looking like.

Mr. Smith replies, he hopes to start building within the next few months.

Mr. Bracy asks if the other lots are also Mr. Smith's.

Mr. Reamer clarifies that they are not under the Smith's ownership.

Mr. Smith clarifies that the lots in the front of the property are being combined over one acre and they will be building on that lot

Mr. Reamer states the other smaller lots they own will be cleaned up; the smaller lots are being combined to be usable in the future.

Mr. Bracy asks if this was a subdivision that was put in place years ago?

Mr. Reamer states it was in 1968 when they created this subdivision.

**II. Bliss Lake Major Subdivision, case no. 21-277, Rocky Branch Rd, Rogers, 18-00818-000, 15-03396-001, 18-00842-000 and 18-00853-000**

Representative: Phil Swope, 613 South 58<sup>th</sup> Ct. Rogers, AR 72758

Staff gave presentation

Mr. Swope comments that he doesn't see the need of buffering or adding in additional trees since they are surrounded by so many already and the houses will be quite away from each other, where to this won't be needed.

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Mr. Torrez asks for the radius of the diameter on the cul-de-sacs

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Mr. Swope replies they are 96 feet and he sees the comment about adjusting it to 100.

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CO. CLERK  
BENTON COUNTY, AR

Mr. Torrez states he should probably think about going up to 120 feet

Mr. Bracy asks if the lot to the north east of the sliver is also included on this project

Mr. Swope states it is not.

Mr. Torrez asks how the entrance to the subdivision will be lit up.

Mr. Swope replies they will have to take a look at that, he doesn't have an answer for his question.

Mr. Reamer states maybe putting up a monument with lighting.

Mr. Bracy asks if the entrance will be aligned with the entrance from the opposite side neighborhood.

Mr. Swope states the entrance will be almost aligned to the opposite side.

Mr. Torrez states Mr. Swope should draw where the entrance will be, on the site plans. He also asks Mr. Reamer if he has any type of road condition or traffic counts for the road.

Mr. Reamer states, the road department would have that information. He also states that the count for a 9-lot subdivision would be fairly low, to where there won't be a huge impact for the road, but he can get clarification as well.

Mr. Bracy asks if the property owners will have ownership of both sides of the road.

Mr. Swope states that the plan is for the road to maintain private, the landowner will maintain both sides of the road and the road will not split the lots.

Mr. Williams asks if there is a minimum square footage for the structures.

Mr. Swope replies that he is not aware of, the developer plans on building the structures themselves.

Mr. Torrez asks who will maintain the road.

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Mr. Swope replies that the POA that they are planning to set

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Mr. Williams asks what size the water line will be.

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CO & PROBATE CLERK  
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Mr. Swope says they currently have an inch and a half waterline but they are working with the Benton County Water Authority to confirm what the regulations are. For 9 lots it is very minimal and just like the traffic will be in fact.

Mr. Williams mentions it looks as if it calls for hydrants there.

Mr. Swope states those are blowouts

Mr. Bracy asks if he will be ready within two weeks

Mr. Swope says he will definitely try to be ready by then.

Mr. Reamer comments that there could be a situation upon decision on this preliminary plat, it would be upon the state/federal requirements.

Mr. Bracy states some take months to hear back on.

Mr. Reamer states that the development might not be approved without the state's approval.

Mr. Bracy asks how soon they are planning to start building.

Mr. Swope states they have to receive approval from ADEQ, so maybe just a month out, other than that it would be as soon as they can.

Dr. Neal would like to understand the road situation a little more, what does the property owner do with somebody else's access going through their property, how do you handle that.

Mr. Swope states there is an access easement agreement that will take place.

Dr. Neal asks if the property owner will be maintaining both sides of the road.

Mr. Swope states they didn't want to leave that as an option so that is why they extended the property line, over the road because it is better that way, so the land won't be considered open land and no body maintain it. They feel as if it would be better than a POA.

Mr. Torrez asks what other property owners will be able to do if one does not want to cut or clean up their part of land.

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CLERK  
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Mr. Reamer comments that there could be a maintenance clause stated on the covenants.

Mr. Swope mentions he will work on getting something in writing, either covenants or POA rules for the maintenance of the road.

5. Other Business: None

6. Staff Updates - Administrative Approvals:

- I. Maiers Minor Subdivision, case no. 21-039, 13488 Shaffer Rd, Garfield, 18-01345-007
- II. Northern Gravette Holdings Minor Subdivision, case no. 21-196, 10110 Hidden Acres Rd, Gravette, 18-12350-003
- III. Ray Minor Subdivision, case no. 21-235, Benson Rd, Gravette, 18-15273-000
- IV. Hertweck Property Line Adjustment, case no. 21-253, 9784 Grants Pass Rd, Garfield, 15-09655-000
- V. Eklund Minor Subdivision, case no. 21-263, 14200 Osage Hog Farm, Gentry, 18-08490-000
- VI. Traxler Minor Subdivision, case no. 21-275, 17881 Posy Mountain Rd, Garfield, 15-08146-000

7. Discussion Item: None

Meeting Adjourned: 7:05 p.m.

Next Meeting: September 15, 2021

APPROVED THIS 6<sup>th</sup> DAY OF Oct, 2021.

ATTEST:

  
PLANNING DIRECTOR

APPROVED:

  
PLANNING BOARD CHAIR or  
PLANNING BOARD VICE CHAIR