



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

January 6th, 2016
6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

**Planning
Board
Approval:**

C. Hays
2-3-16

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 PM by Planning Board Chair, Mark Curtis.

Roll Call: Rick Williams, Mark Curtis, Jim Cole, Sean Collyge, Starr Leyva, Ron Homeyer, and Ashley Tucker were present.

Staff present: John Sudduth – Administrator of General Services, Glenn Tracy – Building Official, Kevin Gambrill – Planning Director, and Taylor Reamer – Planning Manager were present.

Public Present: There was 1 member of the public present. (See the attached Sign In Sheet)

Disposition of Minutes: 12-16-2015.

Mr. Williams moved to approve the December 16th, 2015 Planning Board Meeting Minutes. The motion was seconded by Mr. Cole. The motion carried 7-0.

General Public Comment: None

Old Business: None

New Business:

- I. **Centerpoint Contractors Site Plan Review, #15-193, 10314 E. Hwy. 72, Bentonville**
Represented by Burt Watts – Bates & Associates, Chris McDaniel – Part Owner

Mr. Curtis asked Staff for the report of Centerpoint Contractors SPR, #15-193.

Staff gave a presentation on Centerpoint Contractors SPR, #15-193, outlining information in the Public Hearing Report.

Applicant Comment: None

Board Comment:

Mr. Homeyer asked if there was a fire hydrant on site or if one would need to be installed.

Mr. McDaniel stated there is a hydrant within 600 feet southwest of the property.

Mr. Homeyer confirmed it was less than 1,000 feet away.

Mr. McDaniel stated there was one less than 1,000 feet away.

Mr. Homeyer stated there are proposed tree call outs on the survey but the type is not specified.

Mr. McDaniel stated the tree type would be white pine, evergreens. He stated on sheet two there is a plant list in the bottom corner.

Staff confirmed 9 white pines and 18 boxwoods to be planted per the site survey provided.

Mrs. Leyva asked about the existing office space.

Mr. McDaniel stated it would most likely be rented out for office space.

Mr. Tucker asked if the applicant was planning on pouring a concrete apron near the existing office.

Mr. McDaniel stated there was already an existing concrete apron off of Hwy. 72 which would be maintained.

Mr. McDaniel asked about the septic location and alternate field being drawn on his adjacent property.

Mr. Curtis stated it was most likely a state law and that septic fields shall be located within the same lot.

Mrs. Leyva stated it was part of the county bylaws as well and that septic is located within the same parcel.

Mr. McDaniel asked what he should do about the septic placement.

Mrs. Leyva suggested combining the parcels. She also stated that the septic designer could provide other options.

Mr. Tucker suggested an easement or lot combination as alternatives.

Public Comment:

Jimmy Jobe, 10317 E Hwy. 72 Bentonville

Mr. Jobe asked about the proposed loading dock.

Mr. McDaniel stated it was a small storage area within the building that a truck can pull up to.

Mrs. Leyva moved to approved Centerpoint Contractors SPR, #15-193 with standard conditions.

The motion was seconded by Mr. Cole.

The motion carried 7-0.

Centerpoint Contractors SPR #15-193 was approved.

Public Hearing adjourned at 6:18 pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:18 pm

Old Business: None

New Business: None

Other Business: None

STAFF UPDATES:

I. Administrative Approvals

A. Carlton Minor Subdivision, #15-194

DISCUSSION ITEMS: None

Mr. Curtis stated since there were no items on for the January 20th Planning Board Meeting the next meeting would be February 3rd.

Meeting Adjourned at 6:20 pm.