

## **Benton County Planning Board**

### **TAC Meeting Minutes**

**September 3, 2008, 5:30 p.m.**

**Call to Order & Roll Call:** The following Benton County Planning Board members were present: Scott Borman, Mark Curtis, Mark Gray, Bill Kneebone, and Heath Ward. Caleb Henry and Tim Sorey were absent. The following Benton County Planning Office staff members were present: Ashley Pope, Ronette Bachert, Karen Stewart and Teresa Sidwell.

#### **Announcements:**

There were no announcements.

#### **New Business:**

1. Large Scale Development - **ServiceMaster** - 9949 Highway 72, Bentonville - Costello Surveying

Marshall Henson and Dave Montgomery represented the large scale development application.

- Obtain a permit from the Health Department for the well on site.
- The septic system must be upgraded within 90 days. The proposed waste disposal until the septic system is upgraded must be documented and submitted to the Board.
- Show 3 - 4 additional parking spaces on the site plan; the parking spaces must be located to the rear of the building and may be graveled (rather than paved).
- The applicant must connect to the Pea Ridge water when it becomes available and should ensure that the well on site is properly abandoned.
- Add a disclaimer to the site plan stating that it is not a legal survey; also note by whom the site plan was prepared.
- Note the current property owner's name on the site plan.

2. Informal Plat - **Strawberry Hill** - 22466 Slate Gap Road, Rogers - Survey 1

Shirley Lowry represented the informal plat application.

- The correct name for the subdivision must be noted on the plat.
- The applicant must submit perc data to Staff.

- A vehicle turn around at the end of the road is required for Emergency Services and must be reflected on the plat.
  - A letter of approval from the fire protection agency must be submitted to Staff.
  - The plat needs to reflect the contours at 2 foot intervals.
  - A complete set of covenants detailing the responsibilities for road maintenance and septic systems, including force main runs, must be submitted to Staff.
3. Variance from Tract Split Regulations - **Dena Tipton** - 8842 Panorama Road, Rogers  
- Ronald Ridout

Robert Whitley represented the applicant for variance from tract split regulations.

- Kennedy Road must be shown on the plat.
- The power line easement on Tract 2 needs to be reflected on the plat.

4. Large Scale Development - **TradeWind Energy, LLC** - Sibley Road, Sulphur Springs  
- CEI

Aaron Weigel of TradeWind Energy, LLC represented the large scale development project. There were no stipulations for this project.

5. Large Scale Development - **Whispering Woods Community Center** - 10142 Coose Bay Boulevard, Avoca - Steadfast, Inc.

Randy Ritchie of Steadfast, Inc. and property owner Ami Spivey represented the large scale development

- Provide a drainage report for the project site.
- Implement sedimentation/erosion control measures and provide a plan for permanent site stabilization.
- Provide a solid waste disposal contract to Staff.
- Obtain the approval of the Benton County Fire Marshal.
- Provide topographic information on the project site.
- Show the boat dock on the plan.
- Provide covenants governing the use, maintenance and hours of operation of the proposed community center.
- Determine how access to the site will be restricted to only the residents of the subdivision; show the proposed gate on the site plan.
- Show fencing/buffering (to mitigate impact of noise and light) on the site plan.

- Provide the distances from the subdivision lots to the proposed community center.
- Provide a copy of the Corps of Engineers permit to Staff.
- Address the need for water/wastewater treatment at the site. Explain why permanent facilities are not planned, if applicable.

**Other Business:**

1. Large Scale Development (RE: Springdale Stipulations) - **Daniel Montez Warehouse** - 3323 Wagon Wheel Road, Springdale – ESI

Jason Appel of ESI represented the large scale development inquiry.

- The Board was in agreement with the City of Springdale requiring the applicant to widen the drive to 24 feet.

**Adjournment:**

The meeting was adjourned at 7:22 p.m.