

BENTON COUNTY PLANNING BOARD

TAC MEETING STIPULATIONS

MARCH 14, 2007

For Roll Call, the following Benton County Planning Board members and Planning Staff were present: Bill Kneebone, Tim Sorey, Adele Lucas, Melana Ewing, Scott Borman, John Butler, Ashley Pope, Kathleen Davis, and Karen Stewart.

- A. Large Scale Development Expansion – **J-H Painting** – Ford Springs Rd., Bentonville – James Surveying.
 - 1. Tim Sorey stated that the radius on the driveway should be increased to 35'- 40' to accommodate dump trucks. This should be shown on the plat.
 - 2. All Department of Health requirements must be met in order to get the Certificate of Occupancy.
 - 3. Per Tim Sorey, measures should be taken to ensure that water is not pushed into neighboring cemetery.
 - 4. A septic easement document is required from the surveyor.
 - 5. Approval was recommended by Tim Sorey if all stipulations are met.

- B. Informal Plat- **Greg Sutherland** - Nokes Farm Rd., Siloam Springs - James Surveying.
 - 1. According to Kathleen Davis, some checklist items are missing: 1. a letter of approval of addressing from the 911 Administration office, 2. county road access approval letter from the County Road Department, 3. a letter stating that fire protection services will be provided by the Gallatin Fire Department.
 - 2. Tim Sorey suggested showing the 60' easement on the plat, if it has not already been recorded.
 - 3. Tim Sorey requested that the edge of the pavement in the subdivision be shown on the plat.
 - 4. Kathleen Davis stated that the covenant regarding no future lot splits should be noted on the plat.

- C. Replat – **Mountain Lake Estates Lots 19, 20, & 21** – Aspen Ridge - Prairie Creek - Roger, Jim Ramsey Surveying.
 - 1. Kathleen Davis stated that the adjacent landowners and the usage should be noted on the plat per the replat checklist.
 - 2. Kathleen Davis stated that the topographical map should be shown on the plat per the replat checklist.
 - 3. Tim Sorey suggested that the developer submit a request for a variance, since the house on lot 19 encroaches on the set-back.

- D. Lot Split – **Windy Hills Estates lot 12** - Windy Hills Rd., Rogers- Davis Surveying.
 - 1. No comments were made; the developer did not attend the meeting due to unforeseen circumstances.

- E. Large Scale Development time extension - **Centerton Quarry**-Burgin Valley Rd., Centerton-Rogers Group.
1. The Board generally discussed the requested time extension.
 2. Ashley Pope recommended the approval of the time extension due to prior approval.
- F. Final Plat - **Pleasant Meadows** - Reed Ave., Springdale – Steadfast, Inc.
1. Tim Sorey recommended to Randy Ritchie that a copy of the Quit Claim Deed be provided for the file.
 2. Ashley Pope stated that a copy of the sidewalk bond needs to be provided for the file.
 3. Adele Lucas stated that a copy of the covenants for the subdivision should be provided for the file.
 4. Ashley Pope stated that a certificate dedicating the road to Benton County should be provided for the file.
 5. Tim Sorey and Ashley Pope discussed the maintenance of the detention basin area: it should be tied to an individual lot rather than being left to a POA.
 6. Tim Sorey stated that once the plat has been revised, the revision date should be entered in the revision block on the plat.
 7. Ashley Pope Benton recommended approval once the stipulations are met.
- G. Large Scale Development Revised- **Riggins Construction**-Wagon Wheel Rd., Springdale-ESI.
1. Several members of the Board discussed the fact that Twin Oaks Road is a County road and as such, this site must have a better parking arrangement to avoid issues. Either the building must be moved back from the road or the building design must be changed in order to create more parking spaces.
 2. Several members stated that the first proposed design was better.
 3. Tim Sorey stated that the developer must allow one parking space for every 200 square feet of the building, which would be at least 15 spaces for this building.
- H. Lot Split-**Devil's Gap**-Lot 6-Ridgeview, Rogers-Satterfield Land Surveying
1. Ashley Pope recommended approval of the lot split based on the submittal of a letter from Bailey Environmental Services.
- I. Large Scale Development-**Benton County Road Dept. Facility** - S. Wimpy Jones Rd., Garfield - Sandcreek Engineering.
1. Scott Borman stated that since the location is within the Garfield city limits, approval is required from the Garfield Planning Board. Mayor Laura Hamilton must be contacted and can usually be reached at the post office in Garfield.
 2. The Board stated that all Department of Health standards regarding the septic system must be met in order to gain approval.
 3. The Board stated that a drawing of the location of the 1-acre site within the 10-acre parcel should be provided for the file.
 4. The Board stated that a vicinity map must be placed on the plat.
 5. The representative was reminded that all Large Scale Development checklist requirements must be met.
 6. The Board stated that Dennis Mitchell Road should be paved the accommodate truck traffic.