

BENTON COUNTY PLANNING BOARD

November 3, 2010, 6:00 p.m.

The Planning Board was represented by Heath Ward, Mark Curtis, Lane Gurel, Ken Knight and John Pate. Staff was represented by Ronette Bachert and Teresa Sidwell.

TECHNICAL ADVISORY COMMITTEE STIPULATIONS

New Business:

1. **JP District 09** – Large Scale Development – **Benton County Juvenile Justice Center** – 1301 Melissa Dr., Bentonville – Brian Sartain, Sand Creek Engineering

Mr. Tim Sorey of Sand Creek Engineering represented the project. The stipulations are as follows:

- Benton County Planning Board will require stipulations from the City of Bentonville Planning Board/staff review be met by the applicant as part of the Benton County Planning Board review.

Old Business:

1. **JP District 02** - Large Scale Development – **Central Research** – 12891 Rhoden Ln., Lowell – Dr. John Dillard

Dr. John Dillard represented the project. The stipulations are as follows:

- Board will accept site plan and supporting documentation from the original project submittal in 2007 if the information is still valid.
- New survey must show new buildings on property.
- Applicant will come back before the board at the December 1, 2010 TAC meeting.
- Applicant must pay \$300.00 Large Scale Development fee.

2. **JP District 13** – Large Scale Development – **Osage Creek Performing Arts Center**- Brian Sartain, Sand Creek Engineering

Mr. Tim Sorey represented the project. The stipulations are as follows:

- Applicant is required to show phases of the project on the site plan.
- Board requests that Staff obtain requirements for toilet facilities (Department of Health) and parking requirements (County ordinances).
- Applicant must submit Health Department mass gathering approval.
- Applicant must submit a copy of ADEQ approval to Board.
- Staff will provide Board and applicant with stipulations from previous Board reviews on the project.
- Applicant must submit architectural plans of stage to Board.
- Health Department approval of public well and septic must be submitted to Board.
- More paving would require applicant come back before the Board.
- Applicant must pay \$300.00 Large Scale Development fee.

Adjournment: The meeting was adjourned at 7:45 pm.