

BENTON COUNTY PLANNING BOARD

August 4, 2010, 6:00 p.m.

The Planning Board was represented by Scott Borman, Jim Cole, Mark Curtis, Lane Gurel, Ken Knight and Heath Ward.

Staff was represented by Ronette Bachert, Teresa Sidwell and Karen Stewart.

TECHNICAL ADVISORY COMMITTEE STIPULATIONS

Old Business:

1. Board Discussion – **Planning Board Membership Ordinance**
2. Board Discussion – **Commercial Development Matrix**

Both ordinances will be presented to the Committee of 13 on Tuesday, August 10 at 6:00 pm.

New Business:

1. **JP District 02** – Large Scale Development Expansion – **Lowell Mine Expansion** – 4850 East Highway 264, Lowell 72745

Mr. Van Medlock, Environmental Manager for Rogers Group represented the project.

- Board requests that details for the proposed vegetated berm be noted on the site plan submitted to the Board.

2. **JP District 01** - Large Scale Development Variance Request – **The Loop Building Sales** – 19145 Hwy 62 E, Garfield

Mr. Gary Crisp represented the project.

- Any future expansion will require that the applicant return to the Board for approval.
- Applicant must submit two separate variances: one from Large Scale Development and another from the fees.
- Board requests Staff obtain an opinion from the County Attorney concerning a waiver from fees or a reduction of fees charged.
- Buildings must be sited outside the county road setback of 50 feet from the center of the road.
- A maximum of 10 model buildings are allowed on site.
- The site must be maintained in a clean and orderly manner.
- Signage will be limited to only one banner and sign location must be indicated on the site plan submitted to the Board.

3. Board Discussion - **Blue Book Amendment Request – Survey and Plat Requirements** - Elizabeth Bowen, Benton County GIS Coordinator

Mrs. Elizabeth Bowen represented the project.

- Recommended that surveys and plats completed in Benton County include state plane coordinates.
- The Cities of Rogers, Bentonville, and Fayetteville as well as Pulaski County have implemented this requirement.
- The Board requests that Staff get an opinion from the County Attorney regarding administrative policy changes or the need for an amendment to the ordinance.
- Mrs. Bowen submitted 3 options for the Board to review. She recommended option number three: *"Instead of amending/updating specific sections of the Blue Book, add an ordinance for Minimum Requirements for all surveys and plats completed in Benton County with option 1 or 2 as requirements."*
- Mr. Borman asked Staff to put the amendment request on the agenda for the next Planning Board Public Hearing for discussion.
- Mrs. Bowen stated that she had surveyors available to explain the process.

Adjournment

The meeting was adjourned at 6:40 pm.