

## BENTON COUNTY PLANNING BOARD

### MINUTES FOR THE REGULAR PUBLIC HEARING OF THE BENTON COUNTY PLANNING BOARD

**WHEN:** February 16, 2011  
**TIME:** 6:00 p.m.  
**PLACE:** Benton County Administration Building, 215 East Central Avenue  
Quorum Courtroom, 3rd Floor (Suite 324), Bentonville, AR 72712

#### 1. Call to Order

**2. Roll Call:** Jim Cole, Mark Curtis, Ken Knight, Heath Ward, John Pate and Lane Gurel were in attendance. Scott Borman was absent. Staff was represented by Ronette Bachert, Donna Fallin and Teresa Sidwell.

**3. Disposition of the Minutes:** Minutes of December 15, 2010 were unanimously approved.

#### 4. Reports of Planning Board Members:

**A.** Mr. Ward stated he would resign his position on the Board April 1, 2011 because he is moving out of the county.

**B.** Ms. Elizabeth Bowen, the Administrator of General Services, who oversees GIS, Systems, Grants Administrator, Work Coordinator, Planning/Planning Board and Veterans Services introduced herself to the Board.

**C.** Donna Fallin, who will be replacing Teresa Sidwell in taking and distributing meeting minutes, introduced herself to the Board.

#### 5. Public Comment: See below

#### 6. New Business:

##### **A. Master Plan Committee Update – Lane Gurel, Planning Board Chairman**

Land Use Plan for Benton County has been drafted and it will be presented to the Planning Board at the March public hearing. The Master Plan Committee spent considerable time formulating this document which delineates the general direction of planning and land use for the county and fills some gaps in the "blue book." The plan will come before the Planning Board, then the Committee of 13 and finally to the Quorum Court.

Ms. Bowen mentioned that the Land Use Plan for Benton County may have to go through the legislative committee as well.

The document will be made available to the public before it is presented at the March Public Hearing meeting to allow county residents time to formulate public comment, should they choose to do so.

Mr. Ward commented that he felt it would be a good thing for the county.

Judge Clinard explained that the document establishes a general direction for planning and land use in the county put forward by the Master Plan Committee. It is only a recommendation and will not change anything in the bluebook. The Land Use Plan is a recommended direction that, if passed, will make way for specific ordinances that may

support that direction. The Judge stated that the plan may be adopted as a resolution and not an ordinance.

Mr. Gurel stated that state law gives the planning board authority but without a land use plan authority can be questioned.

**B. Meeting Format – Lane Gurel, Planning Board Chairman**

Mr. Gurel recommended that the public comment portion of future meetings be moved on the agenda so that it follows the presentation of projects or other presentations. This would give the public an opportunity to hear the details of the project/s before commenting.

Mr. Ward and other members will get together to draw up a plan that will be entertained by the Board.

**Public Comment:**

Sue Keith Albertson stated that she felt controversial items may need their own meeting time. She added that 12 or more items on the agenda can make public comment stretch out. Ms. Albertson stated that possibly a second public comment at the end of the meeting may be needed.

Mr. Gurel stated that we may want to follow the same procedure for all projects.

**C. Osage Creek Arts Pavilion - Ken Knight**

Some questions have come up as to the Road Department and Sheriff's Department approval to pave and widen a portion of the road for this project. The project was approved based on the stipulation that the road would be widened. Mr. Gurel stated that his understanding from listening to the minutes that the developer stated that he had a letter from both Departments committing to the widening project. If the developer can show the letters then the issue will be clarified. There are three miles of unpaved road going east, but the issue is the one mile of unpaved road to the west that is in question.

Ms. Bachert said that she did not know if the letters were in the file.

Mr. Gurel asked that staff check the file first and then alert the developer about the concerns, if the letters are not in the file.

Mr. Gurel stated that a Certificate of Occupancy will not be issued until all stipulations are met.

**Adjournment:**

The meeting was adjourned at 7:05 pm.