



July 20, 2011
PUBLIC HEARING MEETING
OF THE
BENTON COUNTY PLANNING BOARD
MINUTES

Call to Order: Chairman Lane Gurel

Roll Call: Lane Gurel, Ken Knight, Jim Cole, John Pate, Mark Curtis, Starr Glenn, Cindy Jones
Staff represented by Elizabeth Bowen, Richard McKeehan, Harmony Linten and Donna Fallin

Minutes of 6/15/2011 – Accepted unanimously

Planning Board Member Reports: Mr. Gurel recognized former Planning Board Member, Bill Kneebone and Centerton Mayor Bobbie Griffith and thanked them for attending the meeting. Richard McKeehan, New Senior Planner for Benton County introduced himself to the Board.

General Public Comment – There was no general public comment

New Business: Harmony Linton asked the Board to recognize the authority of Staff to administratively address simple “Review and Comment” projects for Planning Jurisdictions outside incorporated boundaries. Ms. Linton stated that according to our Ordinance, Staff has the authority to administratively review small projects like lot line adjustments and track splits and asked the Board for their approval to do so. The Board agreed that this would expedite the process for county residents and free up the Board to address Board-specific issues. Anything out-of-the ordinary, would still be referred to the Board.

Old Business

A. Large Scale Development— Presented by Randy Ritchey, 12081 Centerpoint Church Drive, Prairie Grove, AR.--Addition to the Rocky Branch Fire Department, 19862 Hwy 303, Rogers, AR 72756 -- **JP District 02.**

- **Board approved the Large Scale Development unanimously.**
- **Board approved the Fee Waiver unanimously.**

B. Vacation of Subdivision Plat Located in the Meadowview Subdivision - Section 14, Township 18 North, Range 33 West, Benton County, AR--**JP District 13.**

- **Board unanimously approved a recommendation to the County Judge to Vacate the Meadowview Subdivision Plat.**

C. Lot Split/Combination—Lakewood Drive, Rural Benton County-- **JP District 2** —Presented by Ron Herrington—Professional Surveyor who lives at 1806 Countryside Lane Rogers. Mr. Herrington is representing both purchasers. All requested info received by staff.

- **Board unanimously approved the Lot Split Combination.**

D. Variance Setback—10615 Cedar Forest Dr, Garfield, AR--**JP District 01.** Presented by Debra Maule.

Public Comment

Bill Kneebone--11792 White Oak Dr. Lost Bridge Village. Mr. Kneebone was a building inspector in Lost Bridge for 15 years and feels the variance should be granted. Many garages in Lost Bridge Village are in the road right-of-way.

- **Board unanimously passed the Variance on the Setback.**

- **Elizabeth Bowen met with the Judge and the County Attorney and will meet with the Road Department 7/21 for a final determination about options to alleviate the issue of the garage being located on the County utility easement. Staff will contact Ms. Maule**

--Lane Gurel stated that the Committee of Thirteen recommended Ken Knight and Lane Gurel for reappointment to the Benton County Planning Board. The Quorum Court will vote on the nominations at their next meeting.

--Elizabeth Bowen stated that the Benton County Land Use Plan will go to the Legislative Committee in August 4, 2011.

--Harmony Linton has reviewed the comments regarding the "Blue Book" and will have the finalized "scratch" document available for Board members to review prior to publishing it on the County Website for public comment. Elizabeth suggested that the Road Plan may need to be removed from the document or be used as an appendix.

--New County positions proposed by the Judge to be considered at the next Quorum Court Meeting: 1.) Director of Planning & Environmental, 2.) Someone over Construction, 3.) County Bridge Foreman Trainee

Adjournment: 7:15