



September 7, 2011

**TECHNICAL ADVISORY COMMITTEE MEETING
OF THE
BENTON COUNTY PLANNING BOARD**

WHEN: September 07, 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: Lane Gurel, Mark Curtis, Ken Knight, Cindy Jones, Starr Glenn, Jim Cole. Staff was represented by Elizabeth Bowen, Benton County General Services Administrator and Richard McKeehan, Sr. Planner.

3. Disposition of the Minutes: 8/3/2011 T.A.C. Meeting minutes approved as distributed

4. Reports of Planning Board members: Land Use Plan to be discussed 9/08/2011 with The Legislative Committee of the Committee of 13.

5. New Business:

A. Variance to Setback: Korey Christian, 2401 Mary Lane Drive, Rogers, AR – 15-01060-001, **JP District 01:** Wood deck-front porch built in 2008. Owners did not realize they were in the setback until recently. Encroachment is 3.5'. Richard McKeehan recommended approving the variance. Passed unanimously. Richard to send a letter of approval.

B. Lot Split/Combination – Terry Ging, 1808 SW D Street, Bentonville, AR Representing Timothy Brust. **JP District 06.** Owners would like to combine Lot 12 (15-17539-000) & Lot 13 (15-17540-000) in Timber Ridge Subdivision into a new lot # 52. The subdivision covenants apply only to Lots 1-51. The Board was not comfortable renaming lot # 52. Mr. Ging was concerned that the initial legal description would cause problems for the owners if they kept the original lot #12. Ms Bowman stated that the replatt would supersede the original plat legal description. Mr Ging was asked to check with the Assessor's office to determine how to proceed with the numbering of the new lot before the 9/21 meeting. This project will be presented at the 9/21/2011 Public Hearing Meeting for a vote.

C. Variance to Large Scale Development/LSD— JP District 11

Ron and Jill Springer, Night Prowlers, 16672 Vaughn Road, AR 72722.

Owner has an internet based mail order business and a trailer they take to trade shows. They have a "show room" in their shop because it is required by their vendors but they have few customers onsite. Owners were not aware they needed a Large Scale Development approval. Owners want to comply with the regulations. They have already notified the adjoining property owners of the

Public Hearing 9/21 at which the owners will present their project as a Large Scale Development. If no neighbors object, the Board will vote whether or not to approve the LSD and whether or not to allow the variance to the fee.

6. Staff Update:

--Richard McKeehan, Sr. Planner—Inquiry into splitting lots in a subdivision where covenants do not allow lot splits in Carroll County. Richard is trying to find out what kind of documentation Benton County has for the Carroll County origination properties. Continuing conversation with Brenda DeSheilds to ensure we have documents on these properties.

--Sr. Planner met with 6 Surveyors for feedback on the proposed changes in the Blue Book on August 25th. It was a productive meeting.

--FEMA is doing a study on the Grand Lake of the Cherokees and the Sulphur Springs area to the far North West. They are holding a Discovery Meeting in Grove OK. Elizabeth, Richard and Sulphur Spring Floodplain Administrator will be attending.

--LOMRS and Floodplain Maps to be updated by County Ordinance, before they go into effect in January 2012.

--Territorial Jurisdiction must be tightened up, so everyone knows who is responsible for what.

--Osage Creek News. The Architect resigned so a stop-work order was issued. The Architect has gone back to work and as soon as they inspect the building and notify the County that everything is in order, the stop work order will be rescinded.

--Beaver Water District adding Chlorine Oxide facility to present building and will be coming in for a building permit. Richard asked if they need to come before the board or should the addition be approved administratively? The Board is open to administrative review that will then be presented to the Planning Board for consideration and Public Comment.

7. Adjournment: 7:30 PM