



September 21, 2011
PUBLIC HEARING MEETING
OF THE
BENTON COUNTY PLANNING BOARD
MINUTES

Call to Order: The meeting was called to order by Chairman Lane Gurel at 6:00 p.m.

Roll Call: Lane Gurel, Ken Knight, Jim Cole, John Pate, Mark Curtis, Starr Glenn
Staff was represented by Elizabeth Bowen, Christopher Ryan, Richard McKeehan, and Donna Fallin

Minutes of 7/20/2011 (August meeting was cancelled) – Accepted unanimously

Planning Board Member Reports: Mr. Gurel updated everyone on the Land Use Plan which passed the Committee of 13 and is on the agenda for the Quorum Court Thursday, 9/22/11.

New Business: Elizabeth Bowen introduced Dr. Christopher Ryan, the new Director of Planning and Environmental Services. By way of introduction Dr. Ryan shared with the Board that he has over 25 years of professional planning experience with almost 15 years in the planning director role. He has worked in Massachusetts Georgia, New York, New Jersey and Ohio. He received his Masters from Georgia Tech, his undergraduate degree from Miami of Ohio and his PHD from Antioch University just two months ago.

Board members introduced themselves to Dr. Ryan and expressed their pleasure that Benton County now has such a well qualified Director of Planning and Environmental Services.

The Board unanimously elected Lane Gurel as Planning Board Chairman and Mark Curtis as Vice Chairman, both are continuing in these positions.

Old Business

A. Lot Split/Combination, JP District 06. Presented by Terry Ging--Timothy Brust, Lots 12 & 13 Timber Ridge Subdivision—Robinwood Drive, East of Brush Creek, North of Rogers. Richard McKeehan commented that the Pea Ridge Water Department would be notified that there will be only one water meter needed at this location. The combination lot was identified as lot 12A. The lot combination was approved by a unanimous vote.

**B. Variance to Large Scale Development/Large Scale Development
The Night Prowlers, 16672 Vaughn Road, AR 72722-JP District 11**

Presented by Jill Springer Ms. Springer stated that she was asking the Board to approve the business with or without a variance. The Large Scale Development application had been submitted along with supporting paperwork and the \$300 fee. Jim Cole made a motion the project be approved as a Large Scale Development; Starr Glenn seconded the motion. The Board unanimously approved the project, the fee was not waived.

There was no Public Comment on this project.

General Public Comment – There was no general public comment

Staff Update, Richard McKeehan, Sr. Planner –As of 9/21 the Planning Office received five (5) projects that will be brought to the Board in the coming months. They

include a re-submittal for an industrial Large Scale Development from the Rogers Group for the Centeron Quarry, an informal plat of 4 lots in Rocky Branch, a small Large Scale Development on Pleasant Ridge Road, a tract split, and the Beaver Water District has submitted an application for a Large Scale Development for their proposed Chlorine Dioxide building.

Mark Curtis—An asphalt plant was recently approved in Siloam Springs, The adjacent land owners were notified but what about the downwind land owners who could be affected by the odors?

Lane Gurel--The Planning Regulations only require notification of adjoining land owners. As revisions of the Blue Book take place in the future, these kinds of issues should be considered. The rights of downwind land owners would come under compatibility which would require the Board to determine if offsite nuisances (like odors) can be mitigated. If they can, the project is compatible if they cannot, the project is not compatible.

Chris Ryan--Offsite impacts can be addressed by performance standards. There are many land use systems that regulate on the basis of performance measures.

Lane Gurel—Stated that Dr. Ryan's expertise will help the Board address the issue of compatibility in the future.

7. Adjournment: 7:10 p.m.