



**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

September 3, 2014

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

**Planning
Board
Approval:**

9/17/14

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 PM by Planning Board Chair Starr Leyva.

Roll Call: Starr Leyva, Ron Homeyer, Ashley Tucker, Mark Curtis, and Jim Cole were present. Rick Williams was absent.

Staff present: Administrator of General Services - John Sudduth, Building Official-Glen Tracy, Planning Manager - Kevin Gambrill, and County Planner - Taylor Reamer were present.

Public Present: 7 members of the public were present. (See attached sign in sheet for additional information).

Disposition of Minutes: Mr. Tucker moved to approve the August 20, 2014 Planning Board Meeting Minutes. The motion was seconded by Mr. Cole. The motion carried 5-0.

General Public Comment: None

Old Business: None

New Business:

- A. T.H Black Properties LLC – Ridgeline Site Plan Review, #14-473, 14723 E Hwy 62, Garfield 18-04268-000
Represented by Nathan Morton, 8 W Montgomery, Fayetteville**

Staff Report: Charles Reeves, applicant for the property owner, T.H. Black Properties, LLC. is proposing to construct a 5,270 sf retail/commercial building on the subject property. The proposed structure would be occupied by two separate uses; a liquor store (4,410 sf +/-) and a pizza café/restaurant (860 sf +/-). Among the improvements to the site, applicant proposes to install an on-site septic and disposal system, electrical, plumbing, interior renovations, and landscaping improvements along the north, east, and western periphery of the site. Presently, the site is improved with an abandoned 1,600 sf manufactured home, two access aprons from AR Hwy. 62, and secondary ingress/egress driveway extending from a private driveway along the western side of the property into the site, and an asphalt pad along the properties frontage to the south of AR Hwy. 62. All existing improvements are to be removed, save for the existing asphalt pad to the front, which may be removed, or possibly topped off with a layer of asphalt / macadam.

To date, the following items are outstanding:

1. ADH approved septic design for on-site septic and disposal system for proposed 5,270 sf building.

Applicant Comment:

Mr. Morton asked what the purpose of the no truck sign was.

Mr. Tucker stated the minimum turning radius for semi-trucks is 135 feet, WB-67. The purpose is to prevent trucks from reversing out on to Highway 62.

Board Comment:

Mr. Curtis stated his concern about the access to Hwy 62 from the site, the safety of entering and exiting this site.

Mr. Gambrill stated that from email correspondence with AHTD representative that with the Hwy 62 widening project the Hwy 62 and Hwy 72 intersection did not warrant signalization. An AHTD field engineer will make a site visit to review internal circulation, other than the site visit there are no other requirements from AHTD.

Mr. Morton stated he had talked with AHTD and their representative did not have any problem with the access for this site.

Mr. Tucker stated that if this type access were proposed in any other jurisdiction, AHTD would require the drives to be aligned (Hwy 72 and access drive to the subject site).

Public Comment:

Gwenda Pace, 13841 Latricia Lane, Garfield AR

Ms. Pace stated she was worried about the commercial building being located next to the old dilapidated motel to the east and the traffic situation also is a concern. The Hwy 62 widening project will only make the Hwy 72 intersection more dangerous.

Staff Comment:

Mr. Gambrill stated that in the email correspondence with AHTD representative Bobby Keaton the consolidation of the two access drives to the site would not enhance the safety.

Mr. Curtis stated that in the past Mr. Keaton and he has not agreed on other issues as well.

Vote: Mr. Cole moved to approve the Ridgeline Site Plan Review as written. Mr. Tucker seconded the motion. The motion carried 3-2. Mr. Curtis and Mr. Tucker voted in opposition.

Outstanding Items:

1. ADH approved septic design for the on-site septic and disposal system for proposed 5,270 sf building

Considerations for the Board:

1. Conditional approval for Site Plan based upon the following;
 - a. Outstanding Items –
 - i. Applicant agrees to address outstanding item one (1) prior to the issuance of a building permit.
 - b. Standard Conditions – applicant agrees to the standard conditions

Board Comment:

Mr. Curtis stated that he likes the idea of more businesses developing in this part of the county. The traffic safety was the reason he did not vote in favor of this project. He stated that it is the job of the developer to create safe access for patrons to the business, not the job of AHTD.

Mr. Tucker stated that this location is the best option for this type of business. The intersection will develop in a way that will be conducive with developments in the vicinity. The traffic as it is now will pose a problem and possibly a danger for motorists coming off of Hwy 72 and having to make a left turn in a very limited amount of space.

Public Hearing adjourned at 6:20 pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:20pm

Old Business:

- A. Logan Cave Development, LLC – Temporary Use Permit – Mass Gathering; #14-416, 15005 Logan Cave Road, Siloam Springs; Bikes Blues & BBQ – Status Update**

Mr. Gambrell stated that the applicant withdrew the Temporary Use Permit for this year to focus on the Amphitheater. A formal withdrawal has yet to be submitted to staff, but upon receipt the Temporary Use Permit will be closed.

New Business: None

Other Business: None

STAFF UPDATES:

A. Administrative Approvals

- I. Marsh Minor Subdivision, Tract Split, #14-472, N Hwy 43, Maysville 18-16331-000**
 - Total acreage of 23.42 acres
 - Tract 1 – 18.42 acres
 - Tract 2 – 5.0 acres
 - Approved August 25, 2014

DISCUSSION ITEMS: None

Meeting Adjourned at 6:30 pm.

