



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

October 1, 2014

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

**Planning
Board
Approval:**

10/15/14

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, Rick Williams, Mark Curtis, and Jim Cole were present.

Staff present: Building Official – Glenn Tracy, Planning Manager – Kevin Gambrill, Senior County Planner – Mike McConnell and County Planner - Taylor Reamer were present.

Public Present: 6 members of the public were present. (See attached sign in sheet for additional information).

Disposition of Minutes: Mr. Curtis moved to approve the September 17, 2014 Planning Board Meeting Minutes. The motion was seconded by Mr. Williams. The motion carried 6-0.

General Public Comment: None

Old Business: None

New Business:

- A. Nelson Variance, #14-359, 21559 Indian Creek Rd., Garfield 15-10311-000**
Represented by Bob Nelson, 21559 Indian Creek Rd., Garfield and Ken Kush 21495 Vista Shores, Garfield

Staff Report: The applicant, Robert Nelson, proposes to construct a 25 ft x 40 ft garage on a .5 acre property at the above address within the building setback. The applicant is requesting a 10 ft. street side yard on a corner lot building to property line setback in lieu of the required 25 foot setback to construct the proposed garage.

Board Comment:

Mr. Tucker stated that the letter written to the Board about this variance needs to be addressed. In the letter, the citizen is concerned about the new construction on the property will limit the line of sight for the intersection of Indian Creek Rd. and Indian Creek Dr. and create a dangerous intersection, asked if there was a stop sign at the intersection.

Mr. Nelson stated there is no stop sign; the placement of the garage would not inhibit the visibility of the intersection.

Mr. Tucker stated he would agree with that, the visibility would not diminish.

Ms. Leyva asked if any speed limit signs were posted on the street.

Mr. Nelson stated no signs were in place.

Mr. Kush stated the road goes downhill and around the property, the garage does not block line of sight for the intersection.

Ms. Leyva asked if these were County roads that are in question. Staff confirmed and stated the County Roads Department did not provide any comment on this project proposal.

Vote: Mr. Williams moved to approve the Nelson Variance. The motion was seconded by Mr. Tucker. The motion passed 6-0.

Public Hearing adjourned at 6:10 pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:05 pm

Old Business: None

New Business:

- A. Martin Building Products Site Plan Review – Major Amendment, #14-498, 4600 Old Wire Rd., Lowell 18-04071-001
Represented by Nathan Martin 4600 Old Wire Rd., Rogers 72758**

Staff Report: Nathan Martin, applicant and property owner for Martin Building Products, is proposing to construct a 6,000 sf industrial / light manufacturing building on the subject property. The proposed structure would supplement existing operations on site. In addition to the proposed building, applicant proposes to install a septic system with lateral lines, a potable water tank, and grading / drainage revisions to the proposed building site. Presently, the subject property is improved with a 2,100 sf +/- single-family dwelling (containing the business office), a 1,200 sf residential accessory shed, a 4,750 sf industrial (light manufacturing) building, and a 2,400 sf industrial storage building. The site is accessed from Old Wire Road via a private gravel drive varying in width from 16 feet to 30 feet. Martin Building Products rolls out form metal, stores the metal coils as well as steel building components (including fasteners, trim, and closures). The proposed building will be used primarily as a steel coil warehouse and a trim folding shop. The existing building will continue to roll the steel product.

To date, the following items are outstanding:

1. Arkansas Department of Health (ADH) verification of approved potable water source.
2. Site Plan revisions to include the following: Existing (ex) and proposed (prop) building (bldg.) GFA; finished grades to prop. bldg. site; required parking spaces (including ADA accessible spaces); provided parking spaces (*itemize parking requirements based on total square footage for all uses on site - i.e. industrial = 'manufacturing'- incorporating number of employees and any company owned vehicles*); separate loading areas; ADH approved septic system (currently on separate diagram), including alternate fields; ADH approved potable water source (symbolized and provided as site plan note); notation of full cut-off lighting for proposed bldg.; location of existing dumpster.
3. Revised drainage statement / cover letter from Certified Engineer confirming the adequacy of Stormwater management on-site, and indicating if Stormwater management systems will be required to mitigate site runoff resulting from increased impervious cover via proposed building.
4. Service agreement letters for fire and/or EMS services to the site.

Applicant Comment:

Mr. Martin asked if the addressing was for emergency purposes (EMS/Fire).

Mr. Gambrill confirmed.

Mr. Martin asked if signage on each building would suffice to satisfy this requirement.

Mr. Tracy stated a sign with all the addresses posted at the road, and the signage on the building would be adequate.

Mr. Gambrill stated this recommendation was made by the Fire Marshal. The E911 department has assigned separate addresses for each building.

Mr. Martin asked about the location of dumpster needing to be detailed on site plan.

Mr. Gambrill stated the general location of dumpster will need to be on the site plan.

Board Comment:

Mr. Tucker asked the applicant to describe the products produced at this facility.

Mr. Martin stated the operation takes steel coils and change the formation from flat rolls to finished product job packs. Roofing, wall panels, trim, and the components related to steel buildings or steel roofing fasteners.

Mr. Tucker asked why this particular location to construct the new building was chosen, due to the proximity to the other buildings.

Mr. Nathan stated this area was the only place left on his property with flat ground to build on.

Mr. Homeyer asked about the large pond that is detailed in the drainage report.

Mr. Martin stated there is a built pond north of the proposed building, it was built of 2006. Then to the east is a natural large deep pond.

Mr. Curtis asked how deliveries would be going in and out of the property.

Mr. Martin stated some weeks only 1 or 2, maybe 4 or 5, depends on the week. The steel coils are purchased on a 90 day time table, every 90 days coils are delivered for the next 90 day operation. Then company trucks will, hopefully, go out once a day for delivery.

Mr. Curtis asked how far the company delivers.

Mr. Nathan stated deliveries are made regionally in Arkansas; rarely will deliveries leave the state.

Mr. Cole asked if the additional building will generate more traffic.

Mr. Martin stated traffic will not be affected. This facility will be used for storage.

Ms. Leyva asked about the water storage tanks proposed for this project.

Mr. Martin stated water storage was for the restrooms.

Ms. Leyva asked what type of disposal system will be used for this site.

Mr. Martin stated a 1500 gallon storage tank with alarm system has been proposed and that the paperwork for approval was supposed to be to him today.

Mr. Martin stated the county water is not available to the property. It is available via easements from other land owners. The neighboring land owners are not interested in easements for water access for this property. He does intend to be connected to the county water in the future.

Mr. Gambrill stated that one property adjacent to the project was not provided in the list of required notifications for certified mail; Staff did contact the property owner not included on the list to make them aware of this proposal.

Other Business: None

STAFF UPDATES:

A. Administrative Approvals

- I. Westmoreland Minor Subdivision, Tract Split, 8301 Crystal Canyon, Rogers 18-00866-000
 - Total acreage of 2.68 acres
 - Tract 1 – 1.50 acres
 - Tract 2 – 1.18 acres
 - Approved September 22, 2014
- II. Harbison Minor Subdivision, #14-466, Hwy 59, Siloam Springs 18-13193-003
 - Total acreage of 24.60 acres
 - Tract 1 – 20.36 acres
 - Tract 2 – 4.24 acres
 - Approved September 23, 2014

DISCUSSION ITEMS:

A. Potential Board Candidate

Staff provided the Board will a cover letter and resume for a potential Board member.

Meeting Adjourned at 6:50 pm.

