

Planning Commission
Minutes
April 21, 2020

Meeting called to order at 5:00 p.m. by Dana Davis, Chairman. Meeting was held via Zoom video conference.

Present: Richard Binns, Dana Davis, Scott Eccleston, Jim Grider, Joe Haynie, Elaine Kerr, and Rod Sanders
Staff: Ellen Norvell, Brian Bahr, Jon Stanley, Dan Weese, Peter Farmer, and Mark Brightwell

Motion by Mr. Haynie, seconded by Mr. Eccleston to approve the minutes of April 7, 2020 as written
Approved 7-0

Public Hearings

Item #1

Dakota Leasing, Inc.: Rezoning, C-2, General Commercial to C-3, Central Commercial, 307 S Walton Boulevard, RZ20-0014

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Will Kellstrom, representative, speaks on the reason for the request.

Approved 7-0

Item #2

City of Bentonville Community Development Building: Rezoning, I-1, Light Industrial to C-2, General Commercial, SW Municipal Drive, RZ20-0015

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved 7-0

Item #3

New Heights Church: Conditional Use, Religious Facility, 1705 S Walton Boulevard, Suite 1, CU20-0007

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

There is some discussion amongst the Commissioners.

Approved 7-0

Item #4

Featherston Road Church: Conditional Use, Religious Facility, SW Featherston Road & SW Regional Airport Boulevard, CU20-0011

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

There is some discussion amongst the Commissioners and the representatives.

Approved 7-0

Item #5

306 NE B Street Temporary Office: Conditional Use, Temporary Use, 306 NE B Street, CU20-0012

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved 7-0

Item #6

Chabad of NWA: Conditional Use, Religious Facility, 3400 SE John Rollow Drive, CU20-0013

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Tabled 7-0

Consent Agenda

1. Lots 148-154 of Willowbrook Farms Subdivision
SW Lucretia Road (PLA20-0021)

Property Line Adjustment

Approved 7-0

Old Business

Item #1

The Reserve Bentonville: Planned Residential Development, SW Regional Airport Boulevard & Greenhouse Road, PRD10-0003

Ali Worley reads the staff report.

Mr. Davis states that there will be no public hearing as one was held January 21, 2020 when the project was originally brought before Planning Commission.

There is discussion amongst Staff, Commissioners, and representative, Bill Watkins. Discussions included new ingress/egress, the removal of 2 apartment buildings, and building materials.

Approved 6-1

Mr. Sanders votes against

New Business

Item #1

City of Bentonville Maintenance Annex: Large Scale Development, 2401 SW Aviation Street, LSD20-0015

Ali Worley reads the staff report.

Motion by Mr. Grider, seconded by Mr. Sanders to approve the Waiver Request: Building Materials

Approved 7-0

Large Scale Development

Approved 7-0

Item #2

Elliott Electric: Large Scale Development, 320 SW 8th Street, LSD20-0018

Ali Worley reads the staff report.

There is discussion by Peter Farmer, Staff Engineer, on the waiver requests.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Street Improvements on SW 28th Street

Approved 7-0

Motion by Mr. Grider, seconded by Mr. Haynie to approve the Waiver Request: Street Improvements on SW D Street

Approved 7-0

Large Scale Development

Approved 7-0

Item #3

Pritchard's Addition: Right-of-Way Waiver, 703 NW 6th Street, PLA20-0025

Ali Worley reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the waiver request

Approved 7-0

Motion by Mr. Grider, seconded by Mr. Sanders to adjourn.

Meeting adjourned

**A copy of this recording can be obtained from the Bentonville Planning Department.

Ali Worley