

Planning Commission
Minutes
June 16, 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, Tyler Overstreet, Ali Worley, Dan Weese, Peter Farmer,
and Mark Brightwell

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the minutes of June 2, 2020 as amended
Approved 7-0

Public Hearings

Item #1

Bentonville/Bella Vista Trailblazers: Rezoning, A-1, Agricultural to C-2, General Commercial, 700 SW 16th Street, RZ20-0018

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

Osage Park Outdoor Vendor Park: Conditional Use, Outdoor Vendor Park, 700 SW 16th Street, CU20-0021

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved 7-0

Item #3

Walmart Campus North Central Utility Plant: Conditional Use, Utility Facility, 301 SE P Street, CU20-0019

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #4

Stagecoach Rose Strip Center: Conditional Use, Animal Clinic, 2805 SW 14th Street, CU20-0020

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Consent Agenda

1. Lots 9-10 of Polson's Subdivision Lot Split
204 SE 6th Street (LS20-0029)
2. Lots 5-6 of Northwest Prairie Addition Lot Split
1701 NW F Street (LS20-0026)
3. Lot 9 of Griffin Addition Property Line Adjustment
SE Griffin Drive (PLA20-0026)
4. Lot 9, Block 1 of Scoggan Subdivision Property Line Adjustment
405 SW C Street (PLA20-0031)

Approved 7-0

New Business

Item #1

Walmart Campus North Central Utility Plant: Large Scale Development, 301 SE P Street, LSD20-0031

Tyler Overstreet reads the staff report.

There is some discussion amongst Commissioners and staff.

Approved 7-0

Item #2

The Link: Large Scale Development, 204 SE 6th Street, LSD20-0032

Ali Worley reads the staff report.

Peter Farmer, Staff Engineer, explains the waiver request. Brahm Driver, representative, clarifies the request.

Motion by Mr. Haynie, seconded by Mr. Grider to approve the Waiver Request: Detention Facility Location

Approved 7-0

Large Scale Development

Approved 7-0

Item #3

Peloton Garage: Large Scale Development, 216 NW A Street, LSD20-0034

Tyler Overstreet reads the staff report.

There is some discussion amongst Commissioners, staff, and Nate Bachelor, representative, regarding the waiver request.

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

The amendment is that the architectural metal panel shall be a minimum 24-gauge.

Approved 7-0

Large Scale Development

Approved 7-0

Meeting adjourned

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

Ali Worley