

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Slinkard Law Firm
Public Works Director – James Clark
Community Development – Rebecca Bennett



Planning Board
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
Gene McCartney, Secretary
Susan Sedberry, Member
Jim Miller, Member

**Planning Commission Meeting
March 31, 2015
Agenda**

The Planning Commission Meeting is scheduled for Tuesday, March 31, 2015 at 6:00 p.m. at the Tontitown City Hall, located at 235 East Henri De Tonti Boulevard, Tontitown, Arkansas.

The Tontitown Board of Zoning Adjustment will meet on Tuesday, March 31st at 6:00 PM at City Hall, 235 E. Henri De Tonti Blvd., to consider the variance application of Engineering Services, Inc., on behalf of Mathias Shopping Centers, Inc., involving property owned by Maestri Enterprises, LLC, to allow a large scale development for 3 warehouses to locate generally pursuant to setbacks in force at the time Maestri Subdivision was originally platted. The buildings are proposed on Lots 10 and 14 of Maestri Subdivision, at 335 and 487 Agnes Drive, and on the north portion of an outparcel (Parcel #830-37611-002) located west of said lots, and east of Westbrook Subdivision, east of Frizzo Street. Setback variances from current zoning requirements for the 3 buildings would range from 15' – 60'. All those who may be impacted and wish to be heard regarding this application are encouraged to attend.

1. Meeting Call to Order

Darrell

2. Roll Call

All but Rocky in attendance

3. Approval of Agenda

Susan and Jim 2nd

4. Approval of Minutes – February 24, 2015

Passed

5. Old Business

A. Discuss Chapter 153.092: Animals

Special meeting on 4/3/15 at 6:00

6. New Business

A. Harper Minor Subdivision & Waiver

Need revisions on Septic System due to an existing well
Passes to council for approval with conditions met

B. Clevenger Minor Subdivision & Waiver

Passes –All information is in place to council for approval
Jim motion to accept, Susan 2nd

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- C. **Stevens Minor Subdivision & Waiver**
Need revisions on the following:
 - Location of septic system
 - Fire hydrant pressure
 - Location of utility lines
 - All building set back (RE)
 - Dimensions of lot buildingPasses to council for approval with conditions met
Susan-Motion to accept, Jim 2nd

- D. **Maestri Minor Subdivision & Variance**
Combined with 6E
- E. **Mathias Large Scale Development**
Representing Frank Maestri, is Bo Wilkins with Engineering Services Inc., they are requesting a 30 ft. variance to a residential line, instead of the 75 ft.. Tamara Martin representing the residents of the Westbrook Subdivision addressed their concerns: No notice of variance change request, noise, height of buildings, and property value. Residents are requesting that the Planning Board enforce the 75 ft variance ordinance.
After a very lengthy discussion, the presenters asked that this issue be tabled until a later date. Request was approved.

- F. **Discuss Planning Board Bylaws**
Tabled- until 4/7/15 at 7:00
Motion by Jim and Gene 2nd

- 7. **Reoccurring Items**
 - A. **Review of Posted Security Deposits**
Darrell will review money on hand and inform the city council, more detail information is needed when taking money. The planning board monitors and notifies the city council but the council decides when and where money is to be spent.

 - B. **Review of Approvals & Expirations**
No expirations

 - C. **Review Building Activity**
Clearview withdrawals

- 8. **Review Items for Placement on City Council Agenda**
- 9. **Comments From Board Members**

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Jim- Planning Commission Training available 1 day \$95.00 per person. To discuss at next meeting

Jim Miller is a committee of one and will start reviewing codes and regulations. He will make recommendations for changes and rezoning to the planning board for review.

10. Meeting Adjourned