

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
Public Works Director – James Clark
Code Enforcement Officer – Brett Freeland

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

Planning Board Agenda

January 24th, 2017

7:00 P.M.

Tontitown City Hall

235 East Henri De Tonti Boulevard

Tontitown, Arkansas

1. Meeting Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - a. December 27th, 2016 Planning Board Meeting
 - b. December 27th, 2016 Planning Board Public Hearing
 - c. December 27th, 2016 Board of Zoning Adjustments Pubic Hearing
5. Comments from Citizens
6. Old Business
7. New Business
 - a. Review of Zoning Set-backs Code 153.046 Residential Districts – J C,lark
 - b. South Barrington Road Final Plat
8. Reoccurring Items and Items for Review
 - a. Review of Approved Projects & Expirations
 - b. Review Building Activity
9. Review Items for Placement on City Council Agenda
10. Comments from Board Members
11. Meeting Adjourned



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Planning Board Minutes

December 27th, 2016

7:00 P.M.

Tontitown City Hall

235 East Henri De Tonti Boulevard

Tontitown, Arkansas

1. Meeting Call to Order

2. Roll Call

All were present except Susan

3. Approval of Agenda

Add the following to agenda

1) Rezone Request- Potts family LLC; One Twelve LLC

2) Conditional Use- St. Joseph's Child Care

3) Rezone Request- Hindman, Alyce and Bill Roberts

Rocky motion to approve Second by Gene Motion Passes

4. Approval of Minutes

a. November 22nd, 2016 Planning Board Meeting

b. November 22nd, 2016 Planning Board Public Hearing

Rock motion to approve Second by Gene Motion Passes

5. Comments from Citizens- None

6. Old Business- None

7. New Business

a. Rezone Request- Potts family LLC; One Twelve LLC

Motion by Rocky to approve rezoning from R-3 to C-1 based on the drawing in our packet

Second by Gene

Motion was Denied

b. Conditional Use- St. Joseph's Child Care

Jim motion to approve Conditional Use request Second by Gene Motion Passes

c. Rezone Request- Hindman, Alyce and Bill Roberts

Rocky motion to approve rezoning from A-1 to RE Second by Jim Motion Passes

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**Planning Board Public Hearing Minutes
December 27th, 2016
7:00 p.m. Tontitown City Hall
235 E Henri de Tonti Blvd, Tontitown AR**

1. Meeting Call to Order

2. Roll Call

All were present except Susan

3. Approval of Agenda

Gene motion to approve agenda Second by Jim Motion Passes

4. New Business

1. Rezone Request – Potts family LLC; One Twelve LLC

Rob Potts presented a map that showed the property that he was requesting to be rezoned to C-1. Darrell Watts read a letter from the McLinden's opposing the rezoning because the map that the Potts family was presenting to the planning board is not the same map that was presented to them copy of this map was sent with the letter. Reference audio
Move to regular Planning Meeting (to follow)

2. Conditional Use - St Joseph's Child Care

Requesting Conditional Use for Child Care Facility within the existing Parish Education Center.
Move to regular Planning Meeting (to follow)

3. Rezone Request – Hindman, Alyce and Bill Roberts

Jeff Bates representing is requesting rezoning A-1 to R-E. Eventually the property would be split for family members.
Move to regular Planning Meeting (to follow)

5. Comments from Citizens-None

6. Meeting Adjourned

Jim motion to adjourn Second by Gene Motion Passes

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
Public Works Director – James Clark
Code Enforcement Officer – Brett Freeland



Planning Board
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
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Jim Miller, Member

**Board of Zoning Adjustments
Public Hearing Minutes
December 27th, 2016
7:00 p.m.
Tontitown City Hall
235 E Henri de Tonti Blvd
Tontitown AR**

1. Meeting Call to Order

2. Roll Call

All were present except Susan

3. Approval of Agenda

Rocky motion to approve agenda Second by Gene Motion Passes

4. New Business

a. Variance Request – David Peachee – Tontitown Winery

Variance Request: Code 153.047 (C), (2), Minimum setback requirements

Project Name: David Peachee – Tontitown Winery

Properties location: 335 N Barrington Road

David Peachee asked for approval to build an addition to the winery in the existing easement.

Jim motion to approve variance request Second by Rocky Motion Passes

5. Comments from Citizens- none

6. Meeting Adjourned- Rocky motion to adjourn Second by Gene Motion Passes

§ 153.046 RESIDENTIAL DISTRICTS.

(C) *Residential bulk and area requirements.*

(3) *Minimum setback requirements.*

(a) *Garages.* The minimum front setback for front-loading garages shall be 30 feet from the front property line. The minimum front setback for side- or rear-loading garages shall be 20 feet from the front property line. The minimum garage setbacks apply to attached and detached garages.

(b) *Easements.* Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

(c) *Standards (in feet).*

<i>District</i>	<i>Structure Type</i>	<i>Front</i>	<i>Side</i>		<i>Rear</i>
			<i>Interior</i>	<i>Exterior</i>	
R-E	Single-family	30	30	30	30
R-1	Single-family	20	7 20	20	25
R-2	All	20	7 10	20	25
R-3	All	20	10 7	20	25
R-4	All	20	10	20	25
R-MH	Manufactured home lots	20	10	20	25
	Manufactured home park	25	15	25	25

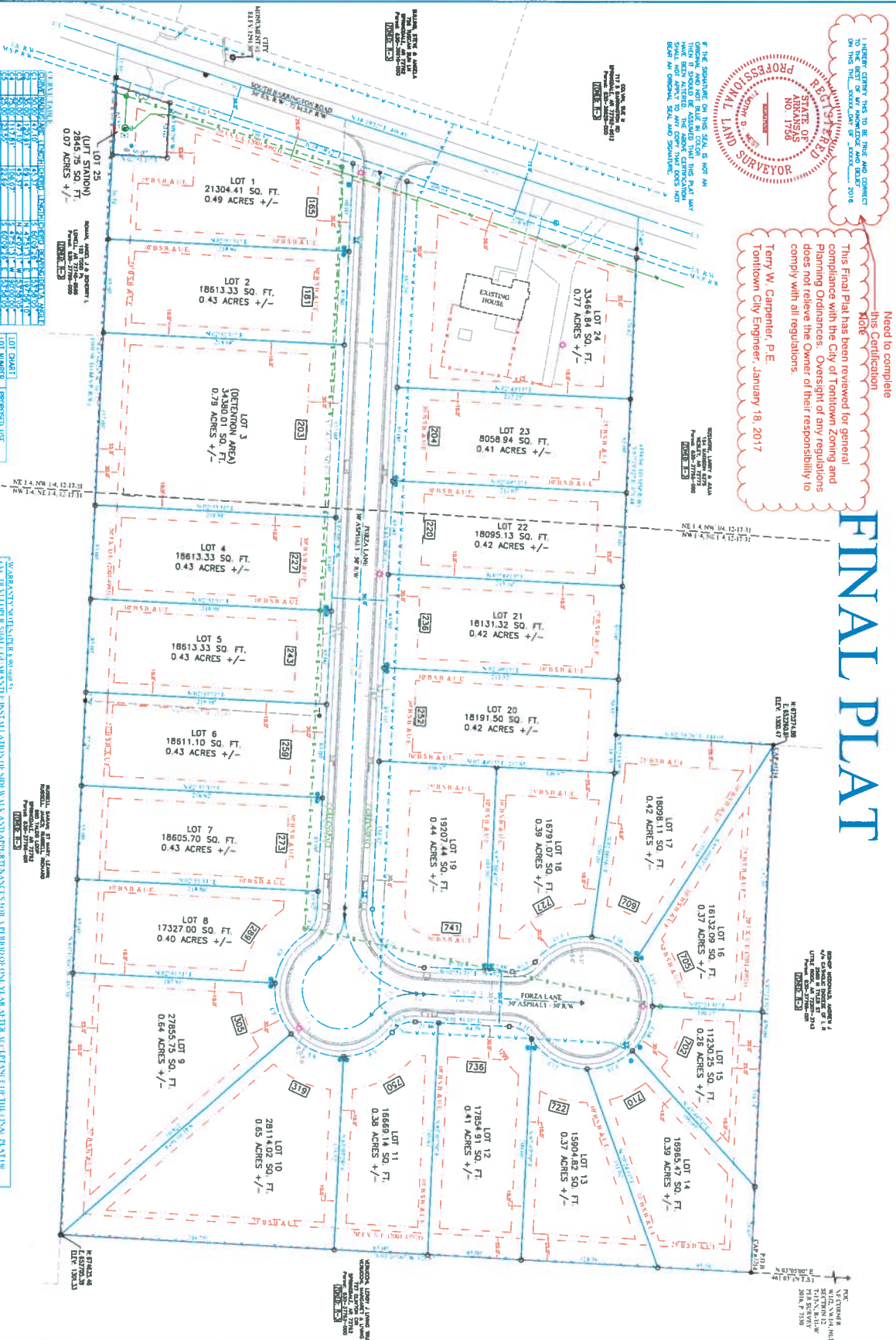
SOUTH BARRINGTON ROAD SUBDIVISION FINAL PLAT



This Final Plat has been reviewed for general compliance with the City of Tonitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E.
Tonitown City Engineer, January 18, 2017

IF THE SUBDIVISION ON THIS PLAT IS NOT AN ORIGINAL AND NOT ALL OF THE LOTS HAVE BEEN ALREADY SUBDIVIDED, THE ABOVE CERTIFICATION SHALL BE ORIGINAL STATE AND SUBDIVISION.



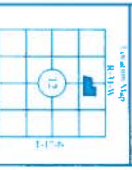
LOT NUMBER	PROPOSED USE
1	RESIDENTIAL SINGLE-FAMILY
2	RESIDENTIAL SINGLE-FAMILY
3	RESIDENTIAL SINGLE-FAMILY
4	RESIDENTIAL SINGLE-FAMILY
5	RESIDENTIAL SINGLE-FAMILY
6	RESIDENTIAL SINGLE-FAMILY
7	RESIDENTIAL SINGLE-FAMILY
8	RESIDENTIAL SINGLE-FAMILY
9	RESIDENTIAL SINGLE-FAMILY
10	RESIDENTIAL SINGLE-FAMILY
11	RESIDENTIAL SINGLE-FAMILY
12	RESIDENTIAL SINGLE-FAMILY
13	RESIDENTIAL SINGLE-FAMILY
14	RESIDENTIAL SINGLE-FAMILY
15	RESIDENTIAL SINGLE-FAMILY
16	RESIDENTIAL SINGLE-FAMILY
17	RESIDENTIAL SINGLE-FAMILY
18	RESIDENTIAL SINGLE-FAMILY
19	RESIDENTIAL SINGLE-FAMILY
20	RESIDENTIAL SINGLE-FAMILY
21	RESIDENTIAL SINGLE-FAMILY
22	RESIDENTIAL SINGLE-FAMILY
23	RESIDENTIAL SINGLE-FAMILY
24	RESIDENTIAL SINGLE-FAMILY
25	RESIDENTIAL SINGLE-FAMILY

LOT NUMBER	PROPOSED USE
1	RESIDENTIAL SINGLE-FAMILY
2	RESIDENTIAL SINGLE-FAMILY
3	RESIDENTIAL SINGLE-FAMILY
4	RESIDENTIAL SINGLE-FAMILY
5	RESIDENTIAL SINGLE-FAMILY
6	RESIDENTIAL SINGLE-FAMILY
7	RESIDENTIAL SINGLE-FAMILY
8	RESIDENTIAL SINGLE-FAMILY
9	RESIDENTIAL SINGLE-FAMILY
10	RESIDENTIAL SINGLE-FAMILY
11	RESIDENTIAL SINGLE-FAMILY
12	RESIDENTIAL SINGLE-FAMILY
13	RESIDENTIAL SINGLE-FAMILY
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17	RESIDENTIAL SINGLE-FAMILY
18	RESIDENTIAL SINGLE-FAMILY
19	RESIDENTIAL SINGLE-FAMILY
20	RESIDENTIAL SINGLE-FAMILY
21	RESIDENTIAL SINGLE-FAMILY
22	RESIDENTIAL SINGLE-FAMILY
23	RESIDENTIAL SINGLE-FAMILY
24	RESIDENTIAL SINGLE-FAMILY
25	RESIDENTIAL SINGLE-FAMILY

WARRANTY AND RELEASE OF LIABILITY: THE ENGINEER HAS REVIEWED THIS PLAT FOR GENERAL COMPLIANCE WITH THE CITY OF TONITOWN ZONING AND PLANNING ORDINANCES. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED ON THIS PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PLAT FOR ANY PARTICULAR PURPOSE. THE ENGINEER ACCEPTS NO LIABILITY FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAT. THE OWNER OF THE PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TONITOWN AND THE STATE OF ARKANSAS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE OWNER OF THEIR RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TONITOWN AND THE STATE OF ARKANSAS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE OWNER OF THEIR RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TONITOWN AND THE STATE OF ARKANSAS.

BADER HOMES
 1001 S. BARRINGTON RD
 TONITOWN, MO 64688
 DATE: 1/18/17 SCALE: 1" = 60'
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Bates & Associates, Inc.
 Engineers - Surveyors - Landscape Architects
 1708 E. Thomas, Suite 201, Fayetteville, Arkansas 72703
 Phone: 479-442-8300 Fax: 479-521-9339



LEGEND:

---	PROPERTY BOUNDARIES
---	EXISTING LOT BOUNDARIES
---	PROPOSED LOT BOUNDARIES
---	PROPOSED DRIVEWAYS
---	PROPOSED SIDEWALKS
---	PROPOSED CURBS
---	PROPOSED DRIVEWAYS
---	PROPOSED SIDEWALKS
---	PROPOSED CURBS
---	PROPOSED DRIVEWAYS
---	PROPOSED SIDEWALKS
---	PROPOSED CURBS



RECORDING NUMBER DATE

Approved_Projects_Expirations

Project Name	Approval Date	Start/Expiration Date 152.101	Comments
Mathias LSD	May 26, 2015	November 26, 2015	Construction Started
Admiral Moving LSD	May 24, 2016	November 24, 2016	
Tontitown Self Storage LSD	December 27, 2016	June 27, 2017	
Freedom Fellowship LSD	December 27, 2016	June 27, 2017	
Ozark Sportsman supply LSD	December 27, 2016	June 27, 2017	
South Point Subdivision	December 27, 2016	June 27, 2017	
			1/20/2017 10:17

As of 1/20/2017

Building Activity Report:	YTD - 2017	YTD - 2016	Variance
RESIDENTIAL VALUATION	\$ 738,993.25	\$ 2,331,392.55	(\$1,592,399.30)
COMMERCIAL VALUATION	\$ 66,000.00	\$ 235,666.68	(\$169,666.68)
RESIDENTIAL PERMIT FEES	\$ 3,166.72	\$ 9,595.15	(\$6,428.43)
COMMERCIAL PERMIT FEES	\$ -	\$ 305.00	(\$305.00)
PLAN CHECK FEE	\$ -	\$ -	\$0.00
CRAFT TRAINING TAX	\$ 31.35	\$ 111.94	(\$80.59)
Electrical	\$ -	\$ 607.50	(\$607.50)
Mechanical	\$ 165.00	\$ 847.00	(\$682.00)
Plumbing	\$ 305.00	\$ 944.33	(\$639.33)
Certificate of Occupancy	\$ 375.00	\$ 325.00	\$50.00
Other	\$ -	\$ 25.00	(\$25.00)
Total Fees Assessed	\$ 5,493.07	\$ 12,760.92	(\$7,267.85)