



Planning Board

Darrell Watts – Chairman
Rocky Clinton-Vice-Chairman
Jim Miller-Secretary
Susan Sedberry-Member
Ken Robertson-Member

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

Planning Board Meeting Minutes

Date: February 28th, 2017

Time: 7:00 p.m. – Tontitown city Hall, 235 east Henri de Tonti Boulevard, Tontitown Arkansas

1. Planning Board Meeting Call to Order

2. Roll Call

All but Susan Sedberry were present

3. Election of Officers

Darrell Watts- Chairman

Rocky Clinton- Vice Chairman

Ken Robertson- Member

Susan Sedberry- Member

Jim Miller- Member

Ken motion of approve officers positions Second by Jim Motion Passes

4. Approval of Agenda

Ken motion to approve agenda Second by Jim Motion Passes

5. Approval of Minutes

a. January 24th, 2017 Planning Board Meeting

Ken Motion to approve last month's minutes Second by Rocky Motion Passes

6. Comments from Citizens

Brian Disney – also representing other residents,(Debbie Corter, Landon Mathews, Michael Wood, David Allen) have expressed their concerns in regards to the South Point Subdivision, those concerns include density of houses, landscaping, lot size, fencing, privacy, noise/light pollution, sewer, fire and police staffing.

The residents have come up with some proposals for the developer which was present and happy to hear what they had in mind.

Mr. Wolf wanted the board to know his property was rezoned without any notification. This was addresses at the last C.O.W. meeting.

7. Old Business- None

8. New Business

a. Approval - Conditional Use Request – Jason Collins – 1050 Reed Valley Rd - Roasterie

Rocky Motion to approve Second by Jim Motion Passes

b. Approval – Rezone Potts Family Trust-One Twelve LLC

Jim motion to approve Second by Rocky Motion Passes

c. Approval – Updates to Chapter 153 Section 153.007 – 153.041 – 153.046

Rocky motion to approve updates Second by Ken Motion Passes

d. Sign Ordinance – Chapter 153 Section 153.140 – 153.150 – Justin Eichmann

The city attorney will be sending suggestion to the city for review at in a work session, and the sign ordinances cleaned up.

e. Approval Burton Warehouse – LSD – Jared Inman, Jorgensen

- i. Determine Design Standards (152.151) Applicability Street Frontage, and side requirements per E.5 Wall Articulation.

Rocky motion to approve LSD Second by Jim Motion Passes

f. Approval South Pointe – Phase 11 - Preliminary Plat

Reference audio for full detailed discussion.

Ken motion to approve S. Point Phase II as presented Second by Rocky Motion Passes

9. Reoccurring Items and Items for Review

a. Review of Approved Projects & Expirations

Reference website for detailed report located on page 65 of the planning agenda packet.

b. Review Building Activity

Reference website for detailed report located on page 67 of the planning agenda packet.

c. Distribution of Code books. Chapter 153 for review.

Jeff Hawkins will be available after reviewing chapter 152,153,155 of the planning and zoning code book which were distributed at the meeting. Work sessions will to be scheduled.

10. Review Items for Placement on City Council Agenda

a. Rezone Potts Family Trust-One Twelve LLC

b. Updates to Chapter 153 Section 153.007 – 153.041 – 153.046

11. Comments from Board Members

Rocky addressed Mr. Wolf that unfortunately there was nothing this body could do to change his situation, but will address the way residents are notified so it doesn't happen in the future.

The work sessions will possibly be scheduled sometime this month.

12. Meeting Adjourned- Jim motion to adjourn Second by Ken All in favor