



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 Public Hearing 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 Public Hearing Call to Order

2. Roll Call

All but Susan Sedberry were present

3. New Business

a. Conditional Use request for:

Jason Lee Collins
1050 Reed Valley Road
Fayetteville AR 72702

Narrative:

It is my intention to start a small artisan roasterie using the second two car basement garage. Roasting coffee beans has long been a hobby of mine and I hope to use my knowledge and make a little extra income by roasting beans for local coffee shops in the area. I estimate that I will be roasting two days a week for about three hours a day. The bean roaster I will use will not admit any odor that would be intrusive to my neighbors due to the small size of the roaster. I will not put up any signs. I will not have customers at my home. I will not make any structural changes to my home. The activities will be conducted within the confines of my home. I will not be hiring employees. This type of occupation is not listed under appendix C of prohibited home occupations. I will be finishing my second garage to insure it is suitable for coffee roasting. I appreciate your consideration and approval of my home occupation.

Best Regards,
Jason Lee Collins

Comments from Citizens – On Conditional Use Request for Jason Lee Collins

Jason Collins was present to answer any questions

b. Rezone Request – Potts Family Trust – One Twelve LLC

Rezone Request

From : R-3 Medium Density Residential

To: C-1 - Neighborhood Commercial, to include entire parcel less 1+/- acre in the NW corner staying as R-3 (Medium Density Residential) and less 1+/- acre in the SW corner staying R-3 (Medium Density Residential).

See Attachment # 2.1 and 2.2

Comments from Citizens – On Rezone Request for Potts Family Trust/One Twelve LLC

Paul Colvin commented that the Potts family agrees to the rezoning map that is in tonight's packet and a letter from the Potts Family LLC stating they are willing to leave sections R-3 as is.

c. Updates to Chapter 153 – Zoning Regulations

i. Section 153.007 - Definitions of terms and uses

ii. Section 153.041 – Classification of districts

iii. Section 153.046 – Residential Districts

Reference the city website for updated changes.

See Attachment # 3

Comments from Citizens – On Updates to Chapter 153.007 – 153.041 – 153.046

None

4. Meeting Adjourned