



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 Minutes

Date: April 25th, 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

Ken Robertson was absent

3. Approval of Agenda

Susan motion to approve agenda Second by Jim Motion Passes

4. Approval of Minutes

- a. March 28th, 2017 Planning Board Meeting Minutes
- b. March 28th, 2017 Planning Board Public Hearing Minutes
- c. April 17th, 2017 Planning Board Workshop, Public Hearing, and Meeting Minutes

Motion by Rocky to approve 4A, 4B, and 4C minutes Second by Susan Motion Passes

5. Comments from Citizens- None

6. Old Business- None

7. New Business

a. Bolder Coffee – LSD

Jack Riley the architect for Bolder Coffee was present to answer any questions. Redline Construction will be the builders of the 2,500 square foot coffee shop with a drive through that will be accessible from Industrial Drive and Henri De Tonti (the old liquor store).

Rocky motion to approve based on acceptance by the City Engineer and City Staff.

Second by Susan Motion Passes

b. Waiver Request – Hidden Valley Estates – Preliminary Plat

Susan motion to approve waiver based on acceptance by the City Engineer and City Staff.

Second by Rocky Motion Passes

c. Hidden Valley Estates - Preliminary Plat

Rocky motion to approve Plat based on acceptance by the City Engineer and City Staff.

Second by Jim Motion Passes

d. Venezia Piazza – LSD

Ferdi Fourie, representing owners of 112 Partners, is requesting approval for a line adjustment to build five retail buildings with 135 available parking spaces on 2 parcels located behind McDonalds. There are 2 more connecting parcels available if needed for additional space.

Rocky motion to approve based on acceptance by the City Engineer and City Staff.

Second by Jim Motion Passes

e. Approval of changes to Chapter 153 – Zoning Regulations

Susan motion to approve changes to Chapter 153 Second by Jim Motion Passes

8. Reoccurring Items and Items for Review

a. Review of Approved Projects & Expirations

Reference website for detailed report

Plats that are approved with contingences will have fourteen days to submit to the city. The fourteen day time limit will be enforced.

Review Building Activity

Reference website for detailed report

9. Review Items for Placement on City Council Agenda

a. Changes to Chapter 153 – Zoning Regulations

10. Comments from Board Members

Rocky stated that Chapter 153 was a great start but there is still more work to be done. He is requesting a summary of 153 items to review that were left out and to get it completed before moving on to Chapter 152, and possibly have a special meeting.

11. Meeting Adjourned- Rocky motion to adjourn Second By Jim Motion Passes