



### **Planning Board**

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

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

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### ***Planning Board Agenda***

Date: WEDNESDAY, December 27, 2017

Time: 6:00 p.m. – Tontitown Fire Department, 141 S. Zulpo, Tontitown, Arkansas

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- 1. Planning Board Meeting Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
  - a. Approval of November 28, 2017 Public Hearing Minutes
  - b. Approval of November 28, 2017 Planning Board Minutes
- 5. Reoccurring Items and Items for Review**
  - a. Review of Approved Projects & Expirations
  - b. Review Building Activity
- 6. Comments from Citizens**
- 7. Old Business**
- 8. New Business**
  - a. Tontitown Self Storage Conditional Use Permit
  - b. Tontitown Self Storage Preliminary Large Scale Development
- 9. Review Items for Placement on City Council Agenda**
  - a. Conditional Use Permits do not need City Council Approval
- 10. Comments from Staff**
  - a. Discussion of Subcommittee Meeting on December 14, 2017
    - i. Synopsis of meeting
    - ii. Updated draft goals
    - iii. Outline for next month and set subcommittee meeting date
  - b. Upcoming Planning Board Meeting, Tuesday, January 23, 2018
- 11. Comments from Board Members**
- 12. Meeting Adjourned**



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## ***Board of Zoning Adjustments Public Hearing Minutes***

Date: November 28, 2017

Time: 6:00 p.m. – Tontitown Fire Department, 141 S. Zulpo, Tontitown, Arkansas

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### **1. Board of Zoning Adjustments Meeting Call to Order**

### **2. Roll Call**

**Jim Miller was the only one absent**

### **3. Approval of Agenda**

#### **a. Gills-Pianalto Rezone Request**

(At this time Jim Miller attended the meeting)

The Gills want to build a 50 x 100 hobby shop. Two forms were returned, one had no objections and one was against the request. Dr. Wendell Weed who lives adjacent for the property had no objections.

#### **b. Updates to Chapter **150, 152, 153** Code of Ordinances- No comments**

Susan Sedberry motioned to approve agenda    Second by Rocky Clinton    Motion Passes

### **4. Comments from Citizens- None**

### **5. Meeting Adjourned- Ken Robertson motioned to adjourn    Second by Jim Miller    Motion Passes**



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### ***Planning Board Minutes***

Date: November 28, 2017

Time: 6:00 p.m. – Tontitown Fire Department, 141 S. Zulpo, Tontitown, Arkansas

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#### **1. Planning Board Meeting Call to Order**

#### **2. Roll Call**

All were present

#### **3. Approval of Agenda**

Ken Robertson motioned to approve the agenda

#### **4. Approval of Minutes**

##### **a. Approval of October 24, 2017 Planning Board Minutes**

Susan Sedberry motioned to approve the minutes Second by Rocky Clinton Motion Passes

#### **5. Comments from Citizens- None**

#### **6. Old Business- None**

#### **7. New Business**

##### **a. Gills Rezone Request**

Rocky Clinton motioned to approve the rezone request Second by Susan Sedberry Motion Passes

##### **b. Westbrook Subdivision Phase 2 Preliminary Plat**

Susan Sedberry motioned to approve with conditions Second by Jim Miller Motion Passes

##### **c. Code of Ordinances Updates to Chapter 150, 152, & 153**

Ken Robertson motioned to approve recommendations to the council Second by Jim Miller  
Motion Passes

#### **8. Reoccurring Items and Items for Review**

##### **a. Review of Approved Projects & Expirations**

##### **b. Review Building Activity**

**Reference city website for detailed reports**

#### **9. Review Items for Placement on City Council Agenda**

##### **a. Gills Rezone Request (if applicable)**

##### **b. Code of Ordinances Updates to Chapter 150, 152, & 153 (if applicable)**

#### **10. Comments from Board Members**

Susan Sedberry asked if a traffic light was being considered at the intersection of Barrington and 412 Hwy. due to the future population growth on Barrington.

James Clark said they have been discussing widening Barrington but no final decision has been made.

Ken Robertson asked that the next planning meeting be changed to Wednesday December 27<sup>th</sup> at 6:00 pm, due to the Christmas Holiday. The board agreed

#### **11. Comments from Staff**

##### **a. Discussion of Subcommittee Meeting on November 13, 2017**

##### **i. Synopsis of meeting**

##### **ii. Draft goals**

Cortney McNair Tontitown's Planning Officer and Juliet Richey Project Manager for Brooks Landscape Architecture/Planning presented a future Land Use Plan and map which will allow the city to thoughtfully plan, encourage, and manage growth and development while integrating the city's rich heritage and improving quality of life for all citizens and business owners.

Reference the planning audio for full presentation for Item 11a and 11b.

##### **iii. Outline for next month and set subcommittee meeting date**

The next scheduled subcommittee meet will be held on Thursday December 14<sup>th</sup> at 9:00 am.

Darrell Watts requested that Item 10 and Item 11 be switched and the agenda.

#### **12. Meeting Adjourned-** All in favor

## Approved\_Projects\_Expirations

[illegible]

| Building Activity Report: | YTD - 2017 | # Permits |
|---------------------------|------------|-----------|
|---------------------------|------------|-----------|

| YTD - 2016 |
|------------|
|------------|

| Variance |
|----------|
|----------|

|                         |                  |     |
|-------------------------|------------------|-----|
| RESIDENTIAL VALUATION   | \$ 32,500,266.00 |     |
| Single Family Permits   |                  | 101 |
| COMMERCIAL VALUATION    | \$ 6,702,116.50  |     |
| RESIDENTIAL PERMIT FEES | \$ 133,531.24    | 152 |
| COMMERCIAL PERMIT FEES  | \$ 20,553.84     | 18  |
| Other Permits           | \$ 31,814.33     | 617 |
| Total Fees Assessed     | \$ 282,074.46    |     |

|                  |
|------------------|
| \$ 26,218,993.61 |
|                  |
| \$ 9,696,969.86  |
|                  |
| \$ 105,668.75    |
|                  |
| \$ 21,202.15     |
|                  |
| \$ 29,044.91     |
|                  |
| \$ 225,578.39    |

|                  |
|------------------|
| \$6,281,272.39   |
|                  |
| (\$2,994,853.36) |
|                  |
| \$27,862.49      |
|                  |
| (\$648.31)       |
|                  |
| \$2,769.42       |
|                  |
| \$ 56,496.07     |