



### **Planning Board**

Darrell Watts – Chairman  
Rocky Clinton-Vice-Chairman  
Michael Lunsford-Secretary  
Susan Sedberry-Member  
Larry Roberts-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 Minutes***

Date: **THURSDAY**, April 26, 2018

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 in attendance

**3. Approval of Agenda**

Rocky Clinton motioned to approve agenda Second by Larry Roberts Motion Passes

**4. Approval of Minutes**

- a. Approval of March 27, 2018 Public Hearing Minutes
- b. Approval of March 27, 2018 Planning Board Minutes

Susan Sedberry motioned to approve both March 27, 2018 minutes Second by Michael Lunsford Motion Passes

**5. Comments from Citizens- None**

**6. Old Business**

**7. New Business**

- a. Westbrook Subdivision Phase 2 Final Plat

Michael Lunsford motioned to table this item until next scheduled planning meeting

Second by Susan Sedberry Motion Passes

- b. K2 Contracting Conditional Use Permit

Susan Sedberry motioned to approve with conditions Second by Larry Roberts Motion Passes

- c. Cross Pointe Church Large Scale Development

Michael Lunsford motioned to approve the LSD with conditions Second by Larry Roberts Motion Passes

Tina Ford with Bates and Associates sent two waiver requests.

- 1) Sidewalk to be installed in Phase II instead of Phase I.

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

- 2) Curb and gutter to be revisited in Phase II, after engineering review and with conditions.

Rocky Clinton motioned to approve the curb and gutter waiver request Second by Susan Sedberry

Motion Passes

- d. Updates to Chapter 155 Fees

Susan Sedberry motioned to approve update fees to chapter 155 Second by Larry Roberts Motion Passes

Move to the next city council meeting

**8. Review Items for Placement on City Council Agenda (if applicable)**

- a. Updates to Chapter 155 Fees

**9. Reoccurring Items and Items for Review**

- a. Review of Approved Projects & Expirations  
Reference the cities website for the detailed report
- b. Review Building Activity  
Reference the cities website for the detailed report

**10. Comments from Staff**

- a. Sue is resigning. Thank you for your service to Tontitown.  
In Susan Sedberry's resignation letter, she has stated that she has experienced great pleasure serving on the Planning Board for the past few years, and wishes us all the best.
- b. Discuss changes to Sign Ordinance proposed by City Council.  
Reference the cities audio for full discussion
- c. Updates on Landfill progress, discussion of Landfill Tour  
Reference the cities audio for full discussion
- d. Discussion of Subcommittee Meeting on April 10, 2018
  - i. Synopsis of meeting
  - ii. Outline for next month and set Public Input Session
- e. Upcoming Subcommittee Meeting, Tuesday, May 15, 2018 at 8:30 AM
- f. Upcoming Planning Board Meeting, Tuesday, May 22, 2018 at 6:00 PM

**11. Comments from Board Members**

Michael Lunsford wanted to know how the Boston Mountain Solid Waste District affected Tontitown and Waste Management. The Boston Mountain Solid Waste District makes sure everything is running accordingly and studies are being done. Waste Management is in the city limits of Tontitown and we oversee the zoning.

The Mayor presented Susan Sedberry with a Certificate of appreciation for her services on the Planning Board.

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