



Planning Board

Darrell Watts – Chairman
Rocky Clinton-Vice-Chairman
Michael Lunsford-Secretary
Larry Roberts-Member
Kevin Boortz-Member

City Engineer-Garver
City Planner-Courtney McNair
City Attorney-Harrington-Miller
Public Works Director-James Clark
Code Enforcement Officer-Brett Freeland
Building Inspector-Roger Duncan

Planning Board Minutes

Date: Tuesday, June 26, 2018

Time: 6:00 p.m. – **Tontitown City Hall**, 201 E. Henri de Tonti, Tontitown, AR 72770

1. Planning Board Meeting Call to Order

2. Roll Call

Kevin Boortz was absent

3. Approval of Agenda

Michael Lunsford motioned to approve Second by Rocky Clinton Motion Passes

4. Approval of Minutes

a. Approval of May 22, 2018 Public Hearing Minutes

b. Approval of May 22, 2018 Planning Board Minutes

Larry Roberts motioned to approved both minutes Second by Michael Lunsford Motion Passes

5. Comments from Citizens

a. Klenc Road property

Stan Cook is interested in purchasing two acers of family property located at 904 Klenc Road, but is requesting the property be rezoned to R-E so he may build a bigger personal shop and later a home.

6. Old Business- None

7. New Business

a. Path Utilities Large Scale Development Request

Additional conditions approved by the Planning Board:

- One additional onsite hydrant may be required.
- Fire suppression for the covered awning must be discussed at the pre-construction meeting.
- LSD drawings must be updated to reflect the required road and sidewalk improvements with a note that a waiver was requested.

Rocky Clinton motioned to approve with conditions Second by Larry Roberts Motion Passes Unanimously

b. Path Utilities Waiver Request

The waiver was recommended to be approved with additional conditions listed below.

- In addition to listing the conditions on the LSD plans, a separate document must be filed with the Circuit Clerk that shows the conditions approved with the waiver.
- Condition #2 was amended the read "At such time either adjacent property is developed, this property shall be required to upgrade the road and add sidewalks so as not to cause a disruption of the normal and orderly development in the area.

By a vote of three (3) for approval, and one (1) to deny, one (1) member was absent. The City Council must ratify this approval before the waiver is granted. The waiver conditions were amended:

Rocky Clinton motioned to approve Second by Larry Roberts Motion Passes

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

- a. Path Utilities Waiver Request

9. Reoccurring Items and Items for Review

- a. Review of Approved Projects & Expirations

Reference the city's website for detailed report.

- b. Review Building Activity

Reference the city's website for detailed report.

10. Comments from Staff

- a. Updates on Landfill progress

Reference the city's audio for detailed updates.

- b. Discussed Master Street Plan sections with City Council at the C.O.W. meeting on June 19, 2018.

- c. Community Visioning Session: Tuesday, July 10, 2018

- i. Drop in from 2:00-7:00 pm or by appointment.

- d. Pre-Public Hearing Meeting to go over setup, no date set

- e. Upcoming Planning Board Meeting, **Tuesday, July 31, 2018-REMINDER THAT THIS IS THE 5th TUESDAY.**

11. Comments from Board Members- None

12. Meeting Adjourned- Rocky Clinton motioned to adjourn Second by Michael Lunsford All in Favor