



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 Agenda

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**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. Approval of May 22, 2018 Public Hearing Minutes
 - b. Approval of May 22, 2018 Planning Board Minutes
5. **Comments from Citizens**
 - a. Klenc Road property
6. **Old Business**
7. **New Business**
 - a. Path Utilities Large Scale Development Request
 - b. Path Utilities Waiver Request
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
 - b. Review Building Activity
10. **Comments from Staff**
 - a. Updates on Landfill progress
 - 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**
12. **Meeting Adjourned**



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City Engineer-Terry Carpenter
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City Attorney-Harrington-Miller
Public Works Director-James Clark
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Board of Zoning Adjustments Public Hearing Minutes

Date: Tuesday, May 22, 2018

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

1. Board of Zoning Adjustments Meeting Call to Order

2. Roll Call

All in attendance

3. Approval of Agenda

- a. St. Joseph’s Cemetery Expansion Conditional Use Permit
- b. Barrington Heights Replat Lot 6&7 Variance Request
- c. Ozark Self Storage Rezoning Request
- d. Ozark Self Storage Conditional Use Permit Request
- e. Updates to Chapter 152.031 -Maintenance Guarantees

Kevin Boortz motioned to approve the agenda Second by Larry Roberts Motion Passes

Courtney McNair, the city planner gave a brief review of all items before moving them to regular scheduled meeting.

Reference the city’s audio for details.

4. Comments from Citizens-

Bernard Pianalto wanted to know what happens after the items are passed by the Planning Board. Certain items for example “Rezoning” that pass will be sent before the city council for their approval.

5. Meeting Adjourned- Adjourned



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Planning Board Minutes

Date: Tuesday, May 22, 2018

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

1. Planning Board Meeting Call to Order

2. Roll Call

All in attendance

3. Approval of Agenda

Rocky Clinton motioned to approve the agenda **Second by Michael Lunsford Motion Passes**

4. Approval of Minutes

a. Approval of April 26, 2018 Public Hearing Minutes

b. Approval of April 26, 2018 Planning Board Minutes

Larry Roberts motioned to approve both minutes Second by Rocky Clinton Motion Passes

5. Comments from Citizens- None

6. Old Business- None

7. New Business

a. St. Joseph's Cemetery Expansion Conditional Use Permit Request

**Larry Roberts motioned to approve the permit request with conditions Second by Michael Lunsford
Motion Passes**

b. Barrington Heights Replat Lot 6&7 Variance Request

**Michael Lunsford motioned to approve the variance request Second by Kevin Boortz
Motion Passes**

c. Ozark Self Storage Rezoning Request

**Rocky Clinton motioned to approve the rezoning request with conditions Second by Kevin Boortz
Motion Passes**

Move to the next City Council meeting.

d. Ozark Self Storage Conditional Use Permit Request

**Kevin Boortz motion to approve the Conditional Use Permit request Second by Larry Roberts Motion
Passes**

e. Updates to Chapter 152.031 -Maintenance Guarantees

**Michael Lunsford motioned to approve the updates to Chapter 152.031 with conditions stated by staff
Second by Kevin Boortz Motion Passes**

Move two the next City Council meeting.

f. Five J Farms Commercial/Industrial Subdivision

Chris Bakunas with McClelland Consulting Engineers and the land owners were present to answer any questions.

Larry Roberts motioned to approve the Commercial/Industrial Primary Subdivision Plat with conditions Second by Michael Lunsford Motion Passes

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

- a. Ozark Self Storage Rezoning Request
- b. Updates to Chapter 152.031 -Maintenance Guarantees

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
Phase one was approved.
- b. Discussion of Subcommittee Meeting on May 15, 2018
 - i. Synopsis of meeting
 - ii. Outline for next month and set Public Input Session: Tuesday, July 10, 2018 potential date
- c. Pre-Public Hearing Meeting to go over setup, no date set
- d. Upcoming Planning Board Meeting, Tuesday, June 26, 2018

11. Comments from Board Members- None

12. Meeting Adjourned- All in favor

Approved_Projects_Expirations

Project Name	Approval Date	Start/Expiration Date 152.101	Comments
South Point Subdivision-Phase I	December 27, 2016	June 27, 2017	In Construction
Burton Warehouse	February 28, 2017	August 28, 2017	COO issued 6/1/2018
South Point Subdivision-Phase II	February 28, 2017	August 28, 2017	In Construction
Venezia Piazza-LSD	April 25, 2017	October 28, 2017	In Construction
Tontitown Self Storage LSD	December 27, 2017	June 27, 2018	In Construction
Napa Subdivision	February 27, 2018	August 27, 2018	Preliminary grading/technical review
Cross Pointe Church LSD	April 26, 2018	October 26, 2018	Approved 4/26/18 -finishing technical comments
5 J Farms Commercial/Industrial SD	May 22, 2018	November 22, 2018	Approved 5/22/18-have several technical corrections
			6/22/2018 16:07

Building Activity Report:	YTD - 2018	# Permits
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YTD - 2017

Variance

% change

RESIDENTIAL VALUATION	\$ 24,498,738.92	
Single Family Permits		82
COMMERCIAL VALUATION	\$ 7,009,832.61	16
RESIDENTIAL PERMIT FEES	\$ 102,104.66	
COMMERCIAL PERMIT FEES	\$ 29,734.04	
Other Permits	\$ 25,399.00	
Total Fees Assessed	\$ 246,045.37	
<i>For Information Only:</i>		
Water Tap	\$ 64,650.00	
Sewer Tap	\$ 32,500.00	

\$ 19,495,294.56
\$ 4,258,040.50
\$ 80,566.41
\$ 17,861.04
\$ 12,700.80
\$ 161,000.86

\$ 5,003,444.36
\$ 2,751,792.11
\$ 21,538.26
\$ 11,872.99
\$ 12,698.20
\$ 85,044.50

25.66%
64.63%
26.73%
66.47%
99.98%
52.82%

As of 6/22/2018

We Need Your Help!

Please Join
Us for a
Community
Visioning
Session

Where?

New Tontitown City Hall

What?

Tontitown's Future Land Use Plan
and Master Street Plan updates

When?

July 10, 2018
2:00 pm to 7:00 pm
or by appointment

Why?

Public input is a vitally important step when considering the needs of today's citizens and growth moving forward. The Planning Board has worked over many months to put together draft plans and documents for the public to review as Tontitown looks towards the future.

**PLEASE STOP IN AND LET US KNOW YOUR
THOUGHTS ON THE FUTURE OF TONTITOWN!**

Take a tour of the New City Hall building and meet your friendly staff!

WORKING TOGETHER TODAY FOR A BETTER TOMORROW



A Little Town, A Lot of Tradition

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