



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/ Board of Zoning Adjustments Minutes

Date: Tuesday, February 26, 2019

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

Larry Roberts was absent

3. Approval of Agenda

Kevin Boortz motioned to approve the agenda Second by Rocky Clinton Motion Passes

4. Approval of Minutes

- a. Approval of January 22, 2019 Public Hearing Minutes
- b. Approval of January 22, 2019 Planning Board/Board of Zoning Adjustments Minutes
- c. Approval of January 29, 2019 Special Planning Board Meeting Minutes

Kevin Boortz motioned to approve all minutes Second by Rocky Clinton Motion Passes

5. Comments from Citizens-

Lisa Parks is in support of the updates regarding "Dwellings" that will be discussed in 7d.

6. Old Business- None

7. New Business

a. La Bodega Wholesale Foods

i. Conditional Use Permit

Kevin Boortz motioned to approve with conditions Second by Rocky Clinton Motion Passes

ii. Preliminary Large Scale Development

Rocky Clinton motioned to approve with conditions Second by Kevin Boortz Motion Passes

iii. Waivers

Michael Lunsford motioned to approve waiver for parking in the front Second by Rocky Clinton Motion Passes

Rocky Clinton motioned to approve waiver for sidewalk requirement Second by Kevin Boortz Motion Passes

Rocky Clinton motioned to approve waiver for outer façade not up to masonry requirement in LSD with conditions of adding roofline Second by Michael Lunsford Motion Passes

b. Hi Tech Chiropractic Preliminary Large Scale Development

Kevin Boortz motioned to approve with conditions Second by Rocky Clinton Motion Passes

- c. Highway 112 Apartments Preliminary Large Scale Development

Kevin Boortz motioned to approve the Preliminary LSD Second by Rocky Clinton Motion Passes

Rocky Clinton motioned to approve the waiver for sidewalk with conditions Second by Kevin Boortz Motion Passes

- d. Updates to Accessory Dwellings-Chapter 150.005 Procedures for Construction of Dwellings, Chapter 153.080 Agricultural and Residential Districts; General Description, and an addition under Special Conditions Applicable to Certain Uses "Chapter 153.172 Detached Accessory Dwelling Units"

Rocky Clinton motioned to approve Second by Kevin Boortz Motion Passes

- e. Updates to Tow Yards- Chapter 153.021 Definitions of Terms and Uses, and Chapter 153.083 Commercial and Industrial Use Permitted.

Rocky Clinton motioned to approve Second by Kevin Boortz Motion Passes

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

- a. Updates to Accessory Dwellings
- b. Updates to Tow Yards

9. Reoccurring Items and Items for Review

- a. Review of Approved Projects & Expirations
Reference the city's website or YouTube for detailed report.
- b. Review Building Activity
Reference the city's website or YouTube for detailed report.

10. Comments from Staff

- a. 2018 Year End Reports
Kevin Boortz motioned to that all officer elections stay the same Second by Michael Lunsford Motion Passes
- b. Discuss draft changes to ordinances regulating:
 - i. Upcoming: Temporary Uses, Food Vendors
- c. Officer elections
- d. Upcoming Meetings:
 - i. City Council is Tuesday, March 5, 2019.
 - ii. Committee of the Whole is Tuesday, March 19, 2019.
 - iii. March Planning Board Meeting is Tuesday, March 26, 2019.

11. Comments from Board Members- None

12. Meeting Adjourned- All in favor