



### 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

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## ***Planning Board/ Board of Zoning Adjustments (BOZA) Minutes***

Date: Tuesday, March 26, 2019

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

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

**2. Roll Call**

Kevin Boortz was absent

**3. Approval of Agenda**

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

**4. Approval of Minutes**

a. Approval of February 26, 2019 Public Hearing Minutes

b. Approval of February 26, 2019 Planning Board/Board of Zoning Adjustments 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. Siena Townhomes Phase 2

i. Conditional Use Permit

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

ii. Preliminary Large-Scale Development

Larry Roberts motioned to approve with conditions as stated Second by Michael Lunsford

Motion passes

b. Henri de Tonti Center Conditional Use Permit

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

c. Morsani Acres

i. Planned Unit Development (PUD)

Michael Bader, developer, agrees to the following changes:

Minimum square footage from 1,300 to 1,450

75% of each home will be brick

Plant a single row of trees (Evergreen) on the South boarder

Will fix drainage issues on neighbor's property and any others that need attentions as a result from his projects

The mayor will get with Courtney McNair, Planning Official, and the city attorney to draft a legal document on the drainage that everyone can agree with and bring before the City Council.

Rocky Clinton motioned to approve with conditions agreed upon Second by Michael Lunsford

Motion Passes

ii. Preliminary Subdivision Plat

Larry Roberts motioned to approve with conditions Second by Michael Lunsford

Motion Passes

iii. Waiver-Fletcher Road

Rocky Clinton motioned to approve Second by Larry Roberts Motion Passes

iv. Waiver-Morsani Road -**Removed at the developer's request**

d. 112 West Forty

i. Rezoning Request

Rocky Clinton motioned to approve with conditions Second by Michael Lunsford

Motion Passes

ii. Preliminary Subdivision Plat-**Tabled at the developer's request**

iii. Preliminary Large-Scale Development-**Tabled at the developer's request**

e. Patriot Metals

i. Rezoning Request

Michael Lunsford motioned to approve with conditions Second by Rocky Clinton

Motion Passes

ii. Preliminary Large-Scale Development

Larry Roberts motioned to approve with conditions Second by Rocky Clinton

Motion Passes

iii. Waiver-Architectural Standards

Rocky Clinton motioned to approve with conditions Second by Larry Roberts

Motion Passes

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

a. Morsani Acres

i. Planned Unit Development (PUD)

b. 112 West Forty

i. Rezoning Request

c. Patriot Metals

i. Rezoning Request

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

a. Review of Approved Projects & Expirations

b. Review Building Activity

Reference the city website for detailed report

**10. Comments from Staff**

- a. Discuss draft changes to ordinances regulating:
  - i. Upcoming: Temporary Uses, Food Vendors
  - ii. Discussion: Uniform notification timelines
- b. Upcoming Meetings:
  - i. City Council is Tuesday, April 2, 2019.
  - ii. Committee of the Whole is Tuesday, April 16, 2019.
  - iii. April Planning Board Meeting is Tuesday, April 23, 2019.

**11. Comments from Board Members**

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