



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 Public Hearing Minutes

Date: Tuesday, March 26, 2019

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

1. Board of Zoning Adjustments Meeting Call to Order

2. Roll Call

Kevin Boortz was absent

3. Approval of Agenda- All meetings can be viewed on YouTube

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

a. Siena Townhomes Phase 2 Conditional Use Permit

Jason Appel with E.S.I. was available to answer any questions.

No comments from citizens

b. Henri de Tonti Center Conditional Use Permit

Request to allow multi- family duplexes residential and commercial.

Brett Abbot who designed the project and realtor Tom Joseph was present to answer any questions.

Gillie Mantegani the land owner wants the property sold and out of a trust.

Melanie Frazier, Jerry Bratcher are not in favor of the multi-family housing in this area.

Mike Washkowiak is not in favor of this, he said he would like to see more infrastructure before adding more residential space, he is not opposed to having apartments just not in that area due to the increase of traffic particularly Klenc and 412.

Janet Taylor is in favor but would like the traffic issue addressed.

Rhonda Doudna doesn't want to live close to apartments and is opposed to the project but understands that it needs to move forward and that this is a good thing for the city and hopes that they are respectfully built and maintained, if passed.

Realtor Tom Joseph assures this will be as classy as possible.

c. Morsani Acres Planned Unit Development (PUD)

Sarah Geurtz and Michael Bader were present to answer any questions and addressed concerns from the citizens.

Jennifer Chacon wanted to start off and say that she is very appreciative to Mr. Bader for building them a beautiful home and to the city staff for answering her questions. She is asking that the Planning Board oppose this request for the following reasons, size and quality of homes consistent

with the area, decrease in property value, road issues, and meeting the fire code. She asked why this wasn't already zoned for smaller homes.

Tim Heiman is opposed to this request his is concerned about the drainage.

Valarie Sharp asked how the property easements will be attained.

Mike Washkowiak said these size homes are not in harmony with the surrounding structures and the number of homes to be built on this property. Also, the infrastructures are still a problem and for these reasons he is opposed to this request.

Jacob Myers wants to be a resident of Tontitown but there is nothing affordable that is why he is in favor of this request.

Brain Frazier said our roads need attention and the city can't seem to keep up with this problem and prior issues need to be completed, no new projects until their done. He and his wife both oppose this request.

John Wofford and wife Hope are new home owner in Hidden Valley and was told the surrounding property would be developed but not as a high density area, now they are concerned about their property value, drainage and crime.

John and Heather Silva agree with those who oppose and the amount of homes to be built.

Morgan Gibson loves the home Michael Bader built but is concerned about her drainage issue in her backyard.

Tom Joseph said property values are going to keep going up because people want to live in this town.

Jason Worrell's main concern is Highway 412 and future plans, like stop lights.

Dianna Hoffman does not want to live near a high density neighborhood because of crime, that's why her family move to Tontitown, from a high density area and would like to keep the amount of homes to be built at 55.

Cindy and Shawn Blakemore oppose this request they want realistic change that works with us, this request is not acceptable there is a big difference from 55 homes to 75. Her family moved to Tontitown to get away from this type of lifestyle, crime will increase and traffic issues.

Jacqueline Chaudoin bought her dream home and opposes this request.

Sue Northup opposes the request due to traffic problems, streets need upgrading.

David Beaver said he left undesirable places to live in Tontitown he is concerned about the traffic and no infrastructure, he opposes the request.

Kelley Water is opposed but is happy with the quality of homes and wants to keep to the R-3 zoning and stay in harmony with the surrounding area.

Rhonda Doudna had some questions for Michael Bader like size of homes, buffers, fixing home owners issues, Morsani Road.

Michael Bader addressed the citizens. Please reference YouTube for detailed answers.

Joey Pinalto spot zoning from a R-3 to high density is a very bad idea.

d. 112 West Forty Rezoning Request

Jason Appel with E.S.I. was available for questions.

Bill Schoonover representing the residents of the Tuscany Subdivision and their concerns are with the entry and exists streets off of Hwy.112

Paul Colvin took the floor to discuss the Hwy. 112 project and Hwy. 412 concerns. He also addressed concerns with the home owners about the developments. After discussing the Morsani Acres Planned Unit Development (PUD) Michael Bader did agree to build a 1450 square foot homes, 75%

brick and plant fast growing trees as a screen. Please reference the YouTube website for a lengthy discussion.

e. **Patriot Metals Rezoning Request**

Tina Ford with Bates and Associates and the owner Simon Robinson was present to answer any questions his neighbors or the planning board may have because he wants to be a good neighbor himself and get along with everyone.

Bob Pruitt addressed concerns about the drainage.

Chad Cunningham opposes the project.

4. Comments from Citizens- None

5. Meeting Adjourned