



Planning Board

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

City Engineer-Garver
City Planner-Rick Barry
City Attorney-Harrington-Miller
Public Works Director-James Clark
Code Enforcement Officer-Mark Ramsey
Building Inspector-Roger Duncan

Planning Board/ Board of Zoning Adjustments (BOZA) Minutes

Date: Tuesday, November 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

All in attendance

3. Approval of Agenda

Correction date on Item 10A) #2- From December 10, 2019 to December 17, 2019 @ 6:00 pm.

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

4. Approval of Minutes

a. Approval of October 22, 2019 Public Hearing Minutes

b. Approval of October 22, 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

PLANNING BOARD

a. Casalini Warehouse Building Conditional Use Permit Request **-tabled at the applicant's request**

b. Casalini Warehouse Building Conditional Use Permit Application Extension Request

Rocky Clinton motioned to approve Second by Larry Roberts Motion Passes

c. Southern Tire Mart Preliminary Large-Scale Development Request

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

d. Chapter 153 Landfill Exclusive zoning **-tabled**

e. Venezia Piazza Phase 2 Conditional Use Permit Request

Tontitown Fire Chief Todd Witzigman had concerns with this request. Please reference YouTube for the lengthy discussion.

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

f. Venezia Piazza Phase 2 Preliminary Large-Scale Development Request **-tabled at the applicant's request**

g. Brothers 412 Warehouse Waiver Request, Article 3, Section B(4)(e) **-tabled at the applicant's request**

h. Brothers 412 Warehouse Conditional Use Permit Request **-tabled at the applicant's request**

- i. Morsani Acres Final Plat Request **-tabled**
- j. Discussion of the Temporary Sign Permit Ordinance, Chapter 153.182
Discussion only reference YouTube for details.
- k. Discussion of the Warehousing Ordinance, Chapter 153
Discussion only reference YouTube for details.
- l. 2020 Tontitown Planning Calendar
Change December 22, 2019 to December 29, 2019
All in Favor

8. Review Items for Placement on City Council Agenda

- a. Chapter 153 Landfill Exclusive zoning **-tabled**
- b. Casalini Warehouse Building Conditional Use Permit Application Extension Request

9. Reoccurring Items and Items for Review

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

10. Comments from Staff

- a. Upcoming Meetings:
 - i. City Council is Tuesday, December 3, 2019 **at 6:00 PM.**
 - ii. Committee of the Whole is Tuesday, December 17, 2019 **at 6:00 PM.**
 - iii. Planning Board Meeting is Monday, December 30, 2019 **at 6:00 PM.**

11. Comments from Board Members-

City Christmas Lunch December 23, 2019

12. Meeting Adjourned- All in Favor