



Planning Board

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

City Engineer-Garver
City Planner-Renee Biby
City Attorney-Harrington-Miller
Public Works Director-James Clark
Code Enforcement Officer-Mark Ramsay
Building Inspector-Roger Duncan

Planning Board/ Board of Zoning Adjustments (BOZA) Minutes

Date: Tuesday, April 28, 2020

Time: 5:00 p.m. – Harry Sbanotto Park, Northwest Pavilion, Tontitown, AR 72770

Zoom Meeting, Facebook Live <https://www.facebook.com/tontitownpd/>

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

2. **Roll Call**

All in attendance

3. **Approval of Agenda**

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

4. **Approval of Minutes**

a. Approval of December 30, 2019 Public Hearing Minutes

b. Approval of December 30, 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**

BOARD OF ZONING ADJUSTMENTS

a. **Gilmore Rear Setback Variance Request**

Property located at 753 Malbec Road, Applicant is requesting a Variance for a Rear Setback reduction from 25' to 20' to allow for the placement of a swimming pool. Rescheduled to May 12, 2020

PLANNING BOARD

b. **Free Falling Properties, LLC Rezoning Request from R-1, Residential to C-2, General Commercial**

Property located at 2058 Steele Road Containing 14.39 acres more or less. Rescheduled to May 12, 2020

c. **Andrew Fields, Request to fill Ravine and approval to build a fence higher than 36 inches**

Property located at 1991 Steele Road Containing approximately 5 acres.

Mr. Fields is requesting approval to fill in a ravine on his property with tree cuttings, tree trunks, fill dirt and other approved materials, so he can have more useable land. Mr. Fields agrees to fill and cover every two weeks until completely filled, estimated time is one year.

At this time the Planning Board agreed to allow Mr. Fields to request to build a fence higher than 36 inches but will not exceed six foot. The fence will be a pipe or a wood rail fence (not a privacy fence).

Gene McCartney has no objection to these requests or the time frame as long as the fill is monitored and kept clean.

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

d. Hampton Holdings LLC, Final Plat South Pointe Phase II

Property zoned R-3 Located West of Wildcat Creek Road and South of South Pianalto Road containing 24.43 Acres with 62 buildable lots proposed, 1 lot for detention area.

South Pointe Phase 2 is requesting Final Subdivision approval for 65 lots on 23.5 acres of land. One lot is for detention, another is common area with the lift station, and one is the common area at the entrance.

Jason Appel with Engineering Services, Inc. was present to answer any questions.

*Larry Roberts motioned to approve with conditions and must be rein inspected
Second by Rocky Clinton Motion Passes*

e. 112 West Forty, LLC & 112 Streetside, LLC Final Plat Aspen Subdivision

Property zoned R-MF Located West of N. Maestri and South of Liberty Avenue containing 47.59 Acres with 11 buildable lots proposed, 1 lot for detention area.

Aspen Subdivision is requesting Final Subdivision approval for 14 lots on 47.59 acres of land.

Jason Appel with Engineering Services, Inc. was present to answer any questions.

Michael Lunsford motioned to approve with conditions and must be rein inspected Second by Larry Roberts Motion Passes

f. Uncle Tank's Self Storage Conditional Use Permit

*Property zoned C-2 Located at 885 W Henri de Tonti Blvd containing 5.76 Acres. Request to allow additional Self Storage in a C-2 zone **Rescheduled to May 12, 2020***

g. Uncle Tank's Self Storage Waiver of Landscaping Requirements

*Property zoned C-2 Located at 885 W Henri de Tonti Blvd, Applicant is requesting a Waiver of all Landscape Requirements **Rescheduled to May 12, 2020***

h. Uncle Tank's Self Storage Large Scale Development

*Property zoned C-2 Located at 885 W Henri de Tonti Blvd propose six additional self storage buildings **Rescheduled to May 12, 2020***

i. Vacation Request Venezia Piazza Phase II

*Property zoned C-2 Located between 1089 E. Henri de Tonti Blvd and 1208 E. Henri de Tonti Blvd Applicant is requesting to Vacate a portion of a Drainage, Access and Utility Easement **Rescheduled to May 12, 2020***

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

None

9. Comments from Staff- None

a. Upcoming Meetings:

- i. City Council is Tuesday, May 5, 2020 **at 5:00 PM.**
- ii. Committee of the Whole is Tuesday, May 5, 2020 preceding the City Council Meeting **at 5:00 PM.**
- iii. Planning Board Meeting is Tuesday, May 12, 2020

10. Comments from Board Members

11. Meeting Adjourned- Michael Lunsford motion to adjourn Second by Rocky Clinton All in Favor