



### 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

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

Date: Tuesday, May 26, 2020

Time: 6:00 p.m. – City of Tontitown, 235 E. Henri de Tonti Blvd., Tontitown, AR 72770

Join Zoom Meeting:

[https://us02web.zoom.us/webinar/register/WN\\_muzXC5s3RfyXL2pDwLza6Q](https://us02web.zoom.us/webinar/register/WN_muzXC5s3RfyXL2pDwLza6Q)

Meeting ID: 848 0756 0083

*The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.*

*Please register prior to the meeting if possible.*

**Please use your full name (first and last names) as screen name.**

- **Join by phone only:**

+1 (312) 626-6799

When prompted for Meeting ID: 848 0756 0083#

If you do not have a Participant Number: press #

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

2. **Roll Call**

Darrell Watts was absent

3. **Approval of Agenda**

Michael Lunsford motioned to approve the agenda Second by Kevin Boortz Motion Passes

4. **Approval of Minutes**

- a. Approval of April 28, 2020 and May 12, 2020 Planning Board and Board of Zoning Adjustments Minutes

Michael Lunsford motioned to approve both minutes Second by Larry Roberts Motion Passes

5. **Comments from Citizens-**

Gene McCartney requested that the Planning Board look closely at Free Falling Properties, before a decision is made on this item. The property is located at 2058 Steele Road, he feels that the traffic safety is a key issue.

Free Falling Properties is requesting a rezoning from R-1 residential to C-2 General Commercial on 14.39 acers.

6. **Old Business**

7. **New Business**

**BOARD OF ZONING ADJUSTMENTS**

- a. **Doug and Kim Glenn Variance Request** Variance of Minimum Lot Size requirements within an A zoned district for property located at 2270 S. Pinalto Road  
The Glenn variance request is to allow an addition to an accessory structure on a non-conforming lot within an agricultural zoned district.

All neighbors are in support of this request.

Michael Lunsford motioned to approve the request with listed conditions Second by Larry Roberts  
Motion Passes

- b. **Uncle Tank's Self Storage Variance of Chapter 153.212 Landscaping Requirements**  
*Property zoned C-2 Located at 885 W Henri de Tonti Blvd, Applicant is requesting a Variance of all Landscape Requirements **Tabled due to Notification Issues by Applicant***
- c. **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. **Tabled at Applicant's Request***
- d. **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 **Tabled at Applicant's Request***
- e. **Uncle Tank's Self Storage Variance from Chapter 153.212 Landscaping Requirements**  
*Property zoned C-2 Located at 885 W Henri de Tonti Blvd, Applicant is requesting a Variance of all Landscape Requirements **Tabled at Applicant's Request***
- f. **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 **Tabled at Applicant's Request***

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

PLANNING BOARD

- a. **None**

9. Comments from Staff

Work Session items coming up

- Discussion of amending code 153 zoning regulation and add commercial zoning district.
- Discussion of amending code 152.80 incidental subdivision.
- Next Planning Board Meeting is June 23, 2020 hopefully it will be an in person meeting.

10. Comments from Board Members- None

11. Meeting Adjourned- Meeting adjourned