



### 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, August 25, 2020

Time: 6:00 p.m. – Via Zoom and YouTube

Join Zoom Meeting:

[https://us02web.zoom.us/webinar/register/WN\\_W6W-4UUMQm-tLySwxWwWZQ](https://us02web.zoom.us/webinar/register/WN_W6W-4UUMQm-tLySwxWwWZQ)

You can also go to <http://www.zoom.com> and enter Meeting ID: **872 8943 1276**

*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 8943 1276#

If you do not have a Participant Number: press #

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

2. **Roll Call**

All in attendance

3. **Approval of Agenda**

**Michael Lunsford motioned to approve the agenda as printed    Second by Larry Roberts    Motion Passes**

4. **Approval of Minutes**

a. **Approval of Special July 14, 2020 and June 23, 2020 Planning Board and Board of Zoning Adjustments Minutes**

**Rocky Clinton motioned to approve both minutes    Second by Kevin Boortz    Motion Passes**

5. **Comments from Citizens**

**Robby Bater wanted to announce to the Planning Board that he is appealing the Zoning Administrator’s decision who denied him the Planned Unit Development (PUD) request for the Hickory Meadows Subdivision project consisting of 80 acers, because it did not meet the requirements and intent of the PUD Code.**

**The Planning board took no action tonight but will study the ordinance and make a decision at a later date.**

6. **Old Business- None**

7. **New Business**

### **PUBLIC HEARING**

- a. **Springdale School District #50** *Property located at the Northeast Corner of S. Barrington and Fletcher Road zoned R-3. Springdale School District #50 is requesting a Conditional Use Permit to allow for an*

elementary school that will serve the growing subdivisions and neighborhoods in our city and parts of western Springdale.

*No objections or concerns from neighbors*

*Jacob Mount asked who is responsible for maintaining the fence line on Rossi Street, the school or the residents.*

*Jason Appel with Engineering Services Inc. said this will not be an issue.*

*Brenda Angels asked about a 3 way stop sign for traffic issues.*

*Mayor Colvin said we're attempting to put in a 3 way stop sign but if that doesn't work then we'll have to go before the city council to request a stop light.*

*Reference YouTube for lengthy Discussion*

## BOARD OF ZONING ADJUSTMENTS

### a. No New Business.

*Adjournment.- Meeting adjourned*

## PLANNING BOARD

### Roll Call- All in attendance

- a. Springdale School District #50 *Property located at the Northeast Corner of S. Barrington & Fletcher,* request to allow an elementary school in a R-3, Single-Family Residential, zoning district.

Rocky Clinton motioned to approve the request    Second by Kevin Boortz    Motion Passes

- b. Taco Bell LSD *Property located at 1119 E. Henri de Tonti Blvd,* request to approve a Large Scale Development plan for a 2,274 SF restaurant on a 0.95 acre lot.

**Drainage issues have been address and resolved no weaver needed.**

**Larry Roberts motioned to approve the LSD Plan with the listed conditions**

**Second by Michael Lunsford    Motion Passes**

- c. Admiral Plaza LSD *Property located West of Jones Road, East of Tontitown Storage, North of Admiral Moving Company,* request to approve a Large Scale Development for a 13,800 SF retail center with 75 Parking spaces.

The applicant was available by phone to address any questions the Planning Board may have.

The City Engineer has no issues with the drainage.

Kevin Boortz motioned to approve the LSD request with listed conditions

Second by Michael Lunsford    Motion Passes

- d. Tabled at Applicant's Request- South Pointe Phase III Subdivision – Proposal to construct a 181 lot single family residential subdivision on 60.43 acres zoned R-3, Single-Family Residential, located Southeast of Bausinger Road.

- e. Tabled at Applicant's Request- Hickory Meadows PUD Rezoning and Subdivision – Proposal to rezone property from R-3, Single Family Residential, to PUD, Planned Unit Development, no more than 8 units per acre, with a 295 lot single family residential subdivision on 80 acres located at 865 S. Klenc.

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

## PLANNING BOARD ITEMS TO CITY COUNCIL

### a. Comments from Citizens- None

### b. Comments from Staff

- A bridal shop is going in the old mercantile building.
- Revisions will be discussed next month

### c. Comments from Board Members- None

**d. Meeting Adjourned- Meeting adjourned**