



Planning Board

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

City Engineer/Planning Consultant-Garver
City Planner-Anthony Apple
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, November 24, 2020

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti, Tontitown, AR 72770 (**limited seating due to COVID-19**), and **Online Via Zoom and YouTube** (see last page of agenda for information on how to join)

1. Planning Board Meeting Call to Order

2. Roll Call

All in attendance

3. Approval of Agenda

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

4. Approval of Minutes

- a. Approval of September 29, 2020 Special Board of Zoning Adjustments and Planning Board Meeting Minutes and September 22, 2020 Planning Board and Board of Zoning Adjustment meeting 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

PUBLIC HEARING

- a. **Rezoning request 380 S. Klenc Road** Property located on S. Klenc Road containing approximately 15.0 acres. Request to Rezone from R-3, Residential 3 units/acre, to C-2, General Commercial
- b. **Hickory Meadows Planned Unit Development Rezoning & 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 296 lot single family residential subdivision on 80 acres located at 865 S. Klenc. **TO BE TABLED AT THE APPLICANT'S REQUEST**

BOARD OF ZONING ADJUSTMENTS

- a. **No New Business.**

Adjournment.

1. Planning Board Meeting Call to Order

2. Roll Call-

All in attendance

3. Comments-

Rhonda Doudna spoke with the land owner about why she was requesting the rezoning, she replied that the developer who built the multifamily apartments, wants to expand and connect to the existing apartments. Mrs. Doudna does not feel that Tontitown needs more apartments and would like to see the property stay R-3.

Gillie Montigoni wants the property to sell and asked the planning board to move forward with the

rezoning.

Don Doudna would like the property to stay R-3, he believes the roads are not adequate and the city has overbuilt, also the water line and sewer will need upgraded.

Arthur Penzo would like the property to remain R-3.

Rhonda Ardemagni agrees that the property should remain R-3.

PLANNING BOARD

- a. **Rezoning request 380 S. Klenc Road** Property located on S. Klenc Road containing approximately 15.0 acres. Request to Rezone from R-3, Residential 3 units/acre, to C-2, General Commercial

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

- b. **Hickory Meadows Planned Unit Development Rezoning & 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 296 lot single family residential subdivision on 80 acres located at 865 S. Klenc. **TO BE TABLED AT THE APPLICANT'S REQUEST**

- c. **Napa Subdivision Phase 3** Request for Final Plat approval for a 56-lot single-family residential subdivision on 18.06 acres zoned R-3, Single-Family Residential, located at the corner of Ardemagni Road and Liberty Avenue. **TO BE TABLED AT THE APPLICANT'S REQUEST**

- d. **Taldo Loop Subdivision** Request for Preliminary Plat approval for a 41-lot single-family residential subdivision on 15.17 acres, zoned R-3, Single-Family Residential, located on Taldo Loop Road. **TO BE TABLED AT THE APPLICANT'S REQUEST**

- e. **Waiver request for Elementary School** Property located at the northeast intersection of Fletcher Road and Barrington Road. Waiver request from the percentage of brick material required, and screening of some mechanical equipment.

Michael Lunsford motioned to approve waiver#1 (material) Second by Rocky Clinton Motion Passes

Rocky Clinton motioned to approve waiver #2 (screening) Second by Kevin Boortz Motion Fails

PLANNING BOARD ITEMS TO CITY COUNCIL

- a. **Rezoning request 380 S. Klenc Road** Property located on S. Klenc Road containing approximately 15.0 acres. Request to Rezone from R-3, Residential 3 units/acre, to C-2, General Commercial

8. Comments from Staff-

Tontitown welcomes Anthony Apple as its new Planner.

- a. Review Planning Board Schedule for 2021-

Meetings will be the 4th Tuesday of every month at 6:00 p.m.

- b. Reports- Reference the city's website for detailed report

9. Comments from Board Members

10. Meeting Adjourned- All in favor

Adjournment.



**Public Hearing and Planning Board Meeting
November 24, 2020 -6:00 PM
Virtual Meeting Participation Opportunities**

Zoom Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Zoom Meeting:

LINK: <https://zoom.us/j/97593246691>

Or go to the zoom website to join: <https://www.zoom.us/join>

and enter the Meeting ID: 975 9324 6691

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: 975 9324 6691 #

If you do not have a Participant Number: press #

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with *9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting

YouTube Live:

If you wish to watch Online without interactively participating, you can stream the meeting online via YouTube, from our YouTube Channel:

- **By PC, Mac, iOS (iPhone), or Android:** Navigate to the “Tontitown City Hall” channel:
<https://www.youtube.com/channel/UClbUv481CeNFF2JNwoOsrNQ>

NEW TO ZOOM? Watch tutorial videos at: <https://support.zoom.us/hc/en-us>

For assistance during the meeting, or for assistance logging into the meeting, please contact Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at cetmcnair@garverusa.com.