



Planning Commission

Rocky Clinton - Chairman
Kevin Boortz – Vice Chairman
Michael Lunsford - Secretary
Josh Craine - Member
Tom Joseph - Member
Penny Baskin – Member

City Staff and Consultants

City Planner - Anthony Apple
Public Works Director - James Clark
Code Enforcement Officer - Mark Ramsay
Building Inspector - Roger Duncan
City Engineer/Planning Consultant – Garver
City Attorney - Harrington – Miller

Planning Commission/ Board of Zoning Adjustments (BOZA) Agenda

Date: Tuesday, March 30, 2021

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 Commission Meeting Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. Approval of February 23, 2021 Board of Zoning Adjustments and Planning Commission Meeting Minutes.
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**

PUBLIC HEARING

1. **Changes to Chapters 90 and 153 of Tontitown City Code.**
 - a. Changes to Subsection 90.400.2 and 90.400.4 Street Design Principles
 - b. Changes to Subsection 153.021 Definitions of Terms and Uses
 - c. Changes to Subsection 153.060 Zoning Districts Established
 - d. Changes to Subsection 153.081 Commercial Districts
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 - f. Changes to Subsection 153.083 Commercial and Industrial Uses and Exclusive Use Landfill Uses Permitted
 - g. Changes to Subsection 153.084 Nonresidential Lot, Yard, and Height Regulations
 - h. Changes to Subsection 153.184 Sign Regulations by District
 - i. Changes to Subsection 153.212 Landscaping, Screening Fencing and Buffering
 - j. Changes to Subsection 153.214 Residential Compatibility Standards
 - k. Appendix B-Nonresidential Lot, yard, and height requirements
2. **215 and 233 S. Mantegani Road:** Proposal to rezone property from Single Family Residential (R-3) with no more than 3 units per gross acre to General Commercial (C-2).
3. **1255 Piazza Road:** Proposal to rezone property from Agriculture (A) with 5-acre minimum lot size to Estate, Single Family Residential (R-E) with 2-acre minimum lot size.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

No business

Adjournment.

PLANNING COMMISSION

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PLANNING COMMISSION ITEMS TO CITY COUNCIL

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Comments from Staff

Reports

Comments from Commission Members

Meeting Adjourned

Adjournment.



**Public Hearing and Planning Commission
Meeting March 30, 2021 6:00 PM
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Zoom Meeting:

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