



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, June 22, 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 May 25, 2021 Board of Zoning Adjustments and Planning Commission Meeting Minutes.
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**

PUBLIC HEARING

1. **Conditional Use Permit application:** for Eco Vista, LLC to construct a trash container repair shop. The shop will be constructed at 1041 Arbor Acres Ave.
2. **Request to rezone Parcel #830-37688-000 from R-3 to R-4:** The parcel is approximately 19.66 acres, and is located approximately 1350 feet north of the intersection of US Hwy 412 and N. Mantegani Rd on the west side of N. Mantegani Rd.
3. **Conditional Use Permit application:** SCP Distributors is requesting to construct an outdoor storage yard on a portion of Parcel #830-38668-000 at the southeast corner of the cul-de-sac on Florence Ave. The property is currently zoned C-2.
4. **Request for variance:** The owners of 804 Bausinger Rd are requesting a variance from City code 153.215 to increase the height of a planned fence from 36 inches to 48 inches. The increased height will be from the northwest and southwest corners of their primary residence parcel, extending along the north and south property lines, to the front of their primary residence.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

4. **Request for variance:** for the height of a new fence to be constructed at 804 Bausinger Rd.

Adjournment.

PLANNING COMMISSION

1. **Conditional Use Permit application:** for Eco Vista, LLC to construct a trash container repair shop. The shop will be constructed at 1041 Arbor Acres Ave.
2. **Request to rezone Parcel #830-37688-000 from R-3 to R-4:** The parcel is approximately 19.66 acres, and is located approximately 1350 feet north of the intersection of US Hwy 412 and N. Mantegani Rd on the west side of N. Mantegani Rd.
3. **2210 Waste Management Drive:** Eco-Vista will be submitting a large-scale development that will include multiple site improvements.
5. **Conditional Use Permit application:** for SCP Distributors to have outdoor storage and parking on a portion of Parcel #830-38668-000 at the southeast corner of the cul-de-sac on Florence Ave.
6. **Proposed large-scale development:** SCP Distributors is requesting to construct an outdoor storage and parking area on a portion of Parcel #830-38668-000 at the southeast corner of the cul-de-sac on Florence Ave.
7. **Request a waiver:** NORRHO, LLC is requesting a waiver from City code 152.161 Determining Necessity for Improvements in order to not construct the proportionate share of the planned Sbanotto Avenue along the south property line of the planned residential subdivision.
8. **Proposed residential subdivision:** NORRHO, LLC is requesting to construct a 64-lot single-family subdivision is approximately 19.66 acres, will be composed of, and is proposed to be constructed approximately 1350 feet north of the intersection of US Hwy 412 and N. Mantegani Rd on the west side of N. Mantegani Rd.
9. **Proposed commercial large-scale subdivision:** for Mathias Shopping Centers, Inc. on the south side of E. Henri de Tonti Blvd (US412) between Albano Dr and Agnes Dr. The project site is approximately 10.3 acres, and the subdivision will consist of 10 lots.
10. **Final Plat for South Pointe Phase 3:** South Pointe Phase 3 is a 64-lot single-family subdivision located on the east side of Bausinger Rd approximately 675 feet south of the intersection of Bausinger Rd and Wildcat Creek Blvd.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL

1. **Conditional Use Permit application:** for Eco Vista, LLC to construct a trash container repair shop. The shop will be constructed at 1041 Arbor Acres Ave.
2. **Request to rezone Parcel #830-37688-000 from R-3 to R-4:** The parcel is approximately 19.66 acres, and is located approximately 1350 feet north of the intersection of US Hwy 412 and N. Mantegani Rd on the west side of N. Mantegani Rd.
3. **Conditional Use Permit application:** for SCP Distributors to have outdoor storage and parking on a portion of Parcel #830-38668-000 at the southeast corner of the cul-de-sac on Florence Ave.

Comments from Staff

Reports

Comments from Commission Members

Meeting Adjourned

Adjournment.



**Public Hearing and Planning Commission
Meeting June 22, 2021 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/97061787642>

Or go to the zoom website to join: <https://www.zoom.us/join> and enter the Meeting ID: 970 6178 7642

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: 970 6178 7642 #

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/UCIbUv481CeNFF2JNwoOsrNQ>

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.