



### 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

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

Date: Tuesday, July 27, 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)

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### **1. Planning Commission Meeting Call to Order**

### **2. Roll Call**

**Tom Joseph was absent**

### **3. Approval of Agenda**

Michael Lunsford motioned to approve Second by Kevin Boortz Motion Passes

### **4. Approval of Minutes**

a. Approval of June 22, 2021, Board of Zoning Adjustments and Planning Commission Meeting Minutes.

Penny Baskin motioned to approve Second by Kevin Boortz Motion Passes

### **5. Comments from Citizens- None**

### **6. Old Business- None**

### **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.

**Tom Joseph arrived at this time**

The applicant plans to construct a 45'x42' container shop for trash container repairs. The daily activities for the container shop will include roll off container repairs. Including but not limited to dent removal, welding repairs and painting.

- 2. Conditional Use Permit application:** A Conditional Use Permit application for a cellular communication tower to be constructed for Verizon Wireless. The communication tower will be constructed at the southwest corner of 1853 W. Henri de Tonti Blvd.

The proposed tower will be a three-legged self-supporting tower and have a maximum height of 260 feet.

Candi Black is concerned about the big mature trees being taken out.

**Adjournment.**

**NO AGENDA ITEMS**

**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.

Kevin Boortz motioned approve the Conditional Use Permit with listed conditions  
Second by Penny Baskin

Motion Passes

**Move to the next City Council Meeting**

2. **Conditional Use Permit application:** A Conditional Use Permit application for a cellular communication tower to be constructed for Verizon Wireless. The communication tower will be constructed at the southwest corner of 1853 W. Henri de Tonti Blvd.

Mike Knuckles With B&T Group said he will make sure to ask the construction Crew to not disturb any trees that aren't necessary.

Tim Burress asked if the cell company can make the tower look more like a tree.

**Mike Knuckles said this tower is 260' in height and may not look so good but will check into this option.**

Candi Black asked if the cell company could camouflage the tower with the sky.  
Tom Joseph asked if a light-colored paint could be used to blend in with sky.

**Mike Knuckles said he never found paint made the tower disappear but will ask.**

Jamie Morgan commented that possibly moving the tower to the north corner could save the trees.

**Rocky Clinton said there are buildings in the fall area of that site.**

Tom Joseph motioned to approve the Conditional Use Permit with listed conditions  
Second by Penny Baskin

Motion Passes

**Move to the next City Council Meeting**

3. **2210 Waste Management Drive:** Eco-Vista will be submitting a large-scale development that will include multiple site improvements.

Mark Calcagni, Jamie Morgan and Russ Green asked that the Planning Commission vote "NO" or Table this item so the citizens could meet with A.D.E.Q., City of Tontitown officials and have legal representation.

Beth Naylor said trash cans need replacing and wanted to know why it takes 16 months.

Dennis Boyer is concerned with the appearance of Waste Management with the natural landscape.

Angie Russell is concerned with the smell, mud, weeds, and other health issues. Also, she said Waste Management was digging on her land.

Debra Newman agrees with all the neighbors and thinks the city should revisit the \$100,000.00 Clause, for road improvements. And a better understanding of the code by the planning is needed.

Robert Noland said that trees have not been planted like they were supposed to back in the 90's and thinks that Waste Management should plant those trees and fix what needs to be done.

Mayor Paul Colvin thanked everyone for their comments and for attending tonight's meeting. He reminded everyone that the city past some regulations on Waste Management earlier this year just so the city could enforce those regulations.

George Wheatly with Waste Management said this company provides a good service and will take the blame for the past managers and their promises.

Josh Craine motioned to table until the next Planning Meeting      Second by Penny Baskin      Motion Passes

**Kevin Boortz voted- "NO"**

**Michael Lunsford voted- "NO"**

4. **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.

Michael Lunsford motioned to approve Preliminary Subdivision Plat with listed conditions

Second by Tom Joseph

Motion Passes

**Kevin Boortz "Abstained"**

5. **Final Plat for Hickory Meadows Phase 1:** Hickory Meadows Phase 1 is a 124-lot single-family subdivision located on the west side of Klenc Rd approximately 2665 feet north of Kelly Ave.

Kevin Boortz motioned to approve the Phase I Hickory Meadows Subdivision with listed conditions

Second by Michael Lunsford

Motion Passes

#### **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. **Conditional Use Permit application:** A Conditional Use Permit application for a cellular communication tower to be constructed for Verizon Wireless. The communication tower will be constructed at the southwest corner of 1853 W. Henri de Tonti Blvd.

#### **Comments from Staff**

Courtney McNair reminded everyone that the next Planning Meeting August 31, 2021 @ 6:00 PM

City Council Meeting is Monday August 2, 2021 @ 6:00 PM.

Committee of the Whole Meeting is August 17, 2021 @ 6:00 PM

A Public Work Session Meeting will be scheduled so please email James Clark or Courtney McNair for date a time also with any questions you may have.

#### **Comments from Commission Members**

**Meeting Adjourned- Kevin Boortz motioned to adjourn      Second by Michael Lunsford      All in Favor**

**Adjournment.**



**Public Hearing and Planning Commission  
Meeting July 27, 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/UClbUv481CeNFF2JNwoOsrNQ>

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**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](mailto:cetmcnair@garverusa.com).**