



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 – Nathan Crouch
Public Works Director - James Clark
Code Enforcement Officer – Phillip Arends
Building Inspector - Roger Duncan
City Engineer/Planning Consultant – Garver
City Attorney - Harrington – Miller

Planning Commission/ Board of Zoning Adjustments (BOZA) Agenda

Date: Tuesday, August 31st, 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 July 27th, 2021, Board of Zoning Adjustments and Planning Commission Meeting Minutes.

5. Comments from Citizens

6. Old Business

7. New Business

PUBLIC HEARING

- Variance Request:** A Variance request for a decrease in minimum setback requirements for Mathias Warehouses located at 353 Agnes Dr. **Tabled at the request of the applicant.**
- Rezoning Request:** A Rezoning request to rezone property located at 664 Kelly Ave. from R-3 to R-4 in order to allow for higher density residential development.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

- Variance Request:** A Variance request for a decrease in minimum setback requirements for Mathias Warehouses located at 353 Agnes Dr. **Tabled at the request of the applicant.**

Adjournment

PLANNING COMMISSION

- Rezoning Request:** A Rezoning request to rezone property located at 664 Kelly Ave. from R-3 to R-4 to allow for higher density residential development.
- Final Plat- Hickory Meadows Phase II:** Approval of Final Plat for Hickory Meadows Phase II
- Large Scale Development Expansion Request:** Eco-Vista has submitted a large-scale development request to expand the existing landfill located off Arbor Acres Rd.

4. Large Scale Development for Mathias Warehouses: **Tabled at the request of the applicant.**
5. Planning Commission By-Laws Discussion and Potential Adoption- **Tabled at the request of the PC Chair.**

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL

1. Rezoning Request: A Rezoning request to rezone property located at 664 Kelly Ave. from R-3 to R-4 in order to allow for higher density residential development.
2. Planning Commission By-Laws Discussion and Potential Adoption **Tabled at the request of the PC Chair.**

Comments from Staff

Reports

Comments from Commission Members

Meeting Adjourned

Adjournment.



**Public Hearing and Planning Commission
Meeting August 31, 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://us06web.zoom.us/webinar/register/WN_2Xxsy8yRRHKxpAXutxZ7Yg

Or go to the zoom website to join: <https://www.zoom.us/join> and enter the Meeting ID: 839 7049 6992

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: 839 7049 6992#

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.