Planning Commission	City Staff and Consultants
Rocky Clinton - Chairman	City Planner - Anthony Apple
Kevin Boortz – Vice Chairman	Public Works Director - James Clark
Michael Lunsford - Secretary	Code Enforcement Officer - Mark Ramsay
Josh Craine - Member	Building Inspector - Roger Duncan
Tom Joseph - Member	City Engineer/Planning Consultant – Garver
Penny Baskin – Member	City Attorney - Harrington – Miller

Planning Commission/ Board of Zoning Adjustments (BOZA) Minutes

Date: Tuesday, April 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)

1. **Planning Commission Meeting Call to Order**
2. **Roll Call**

   Kevin Boortz was absent
3. **Approval of Agenda**

   Michael Lunsford motioned to approve the agenda Second by Penny Baskin Motion Passes
4. **Approval of Minutes**

   a. Approval of March 30, 2021 Board of Zoning Adjustments and Planning Commission Meeting Minutes.

   Tom Joseph motioned approve the minutes Second by Josh Craine Motion Passes
5. **Comments from Citizens-**

   James Chandler asked about a rezoning next door to his business but the rezoning was actually across the street, so no further discussion.
6. **Old Business- None**
7. **New Business**

PUBLIC HEARING

1. **Changes to Chapters of Tontitown City Code.**
   a. Subsection 153.174 Special Conditions Applicable to Certain Uses-Outdoor Storage
   b. Subsection 153.021 Definitions of Terms and Uses
   c. Subsection 153.083 Commercial Use Table
   d. Subsection 153.080 Residential Use Table
   e. Subsection 152.151 Design Standards
   f. Subsection 153.212 Landscaping
   g. Appendix A (Chapter 153)
   h. Appendix B (Chapter 153)

   Courtney McNair gave a review of all the discussed changes to Chapters of the Tontitown City Code, which were discussed in the work sessions.

2. **2210 Waste Management Drive**: Eco-Vista will be submitting a large-scale development that will include multiple site improvements. – **TABLED FOR FURTHER REVIEW**

3. **2501 S. Barrington Road**: Request to vary from the required 20-ft side setback in an R-1 zoned area for the construction of an accessory building.

The purpose of this request is to accommodate the sheltering of passenger vehicles, yard equipment, and provide personal storage space. Due to the lot size and existing public utilities, and mature trees, this site is the only location for the desired building construction.

4. **1199 E. Henri de Tonti Blvd:** Proposal to rezone property from C-2 General Commercial District to C-T Commercial Trades and Services.

   The purpose of this request is to bring the property into compliance with its current use in order to expand the business.

5. **Preliminary Plat for Mantegani Estates Subdivision** *Property located at the Southwest corner of Florence Avenue and Mantegani Road containing approximately 5.71 acres. Request is for Preliminary Plat approval of the Mantegani Estates Subdivision with 15 lots proposed (13 single family residential lots, 1 lot for detention pond, and 1 commercial lot.)* **TABLED FOR FURTHER REVIEW**

BOARD OF ZONING ADJUSTMENTS

3. **2501 S. Barrington Road**: Request to vary from the required 20-ft side setback in an R-1 zoned area for the construction of an accessory building.

   No objections from neighbors.

   Josh Craine motioned to approve the variance to 3 foot Second by Penny Baskin Motion Passes

Adjournment. **- Michael Lunsford motioned to adjourn Second by Penny Baskin All in Favor**

PLANNING COMMISSION

1. **Changes to Chapters of Tontitown City Code.**
   a. Subsection 153.174 Special Conditions Applicable to Certain Uses-Outdoor Storage
   b. Subsection 153.021 Definitions of Terms and Uses
   c. Subsection 153.083 Commercial Use Table
   d. Chapter 153.080 Residential Use Table
   e. Subsection 152.151 Design Standards
   f. Subsection 153.212 Landscaping
   g. Appendix A (Chapter 153)
   h. Appendix B (Chapter 153)

   Tom Joseph motioned to approve the all changes A through H and move to the next City Council Meeting for final approval.
   Second by Penny Baskin Motion Passes

2. **2210 Waste Management Drive**: Eco-Vista will be submitting a large-scale development that will include multiple site improvements. – **TABLED FOR FURTHER REVIEW**

4. **1199 E. Henri de Tonti Blvd:** Proposal to rezone property from C-2 General Commercial District to C-T Commercial Trades and Services.

   Michael Lunsford motioned to approve the rezoning from C-2 to C-T and move to the next City Council Meeting for final approval.
   Second by Josh Craine Motion Passes

5. **Preliminary Plat for Mantegani Estates Subdivision** *Property located at the Southwest corner of Florence Avenue and Mantegani Road containing approximately 5.71 acres. Request is for Preliminary Plat approval of*

the Mantegani Estates Subdivision with 15 lots proposed (13 single family residential lots, 1 lot for detention pond, and 1 commercial lot.) **TABLED FOR FURTHER REVIEW**

PLANNING COMMISSION ITEMS TO CITY COUNCIL

1. **Changes to Chapters**.
   a. Subsection 153.174 Special Conditions Applicable to Certain Uses-Outdoor Storage
   b. Subsection 153.021 Definitions of Terms and Uses
   c. Subsection 153.083 Commercial Use Table
   d. Subsection 153.080 Residential Use Table
   e. Subsection 152.151 Design Standards
   f. Subsection 153.212 Landscaping
   g. Appendix A (Chapter 153)
   h. Appendix B (Chapter 153)

4. **1199 E. Henri de Tonti Blvd:** Proposal to rezone property from C-2 General Commercial District to C-T Commercial Trades and Services.

Comments from Staff

Reports-

- Current and Ongoing Projects – Reference the city website for detailed report.
- Building Activity Report - Reference the city website for detailed report.
- Work Sessions are discontinued until further notice.

Comments from Commission Members- None

***Adjournment.*-** Josh Craine motioned to adjourn Second by Penny Baskin All in Favor

Public Hearing and Planning Commission
Meeting April 27, 2021 6:00 PM
Virtual Meeting Participation Opportunities

Zoom Meeting:

To participate i*nteractively* 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/97520833197

Or go to the zoom website to join: https://www.zoom.us/join and enter the Meeting ID: 975 2083 3197

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 2083 3197 #
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.