



### 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, May 25, 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**

Rocky Clinton was absent (running late).

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

Tom Joseph motioned to approve the agenda    **Second by Penny Baskin    Motion Passes**

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

#### **a. Approval of April 27, 2021 Board of Zoning Adjustments and Planning Commission Meeting Minutes.**

Josh Craine motioned to approve the minutes    **Second by Michael Lunsford    Motion Passes**

### **5. Comments from Citizens-**

- Mark Calcagni again wanted to voice his concerns about the Waste Management Large Scale Development, and the Health and Safety Issues. There are nine subdivisions less than a mile away from the landfill, the air quality affects his wife's asthma and other respiratory issues have been reported and the smell has worsened in the last few years and the traffic has also increased. Chemicals produced by landfills have been associated with cancer and we have had residents die of cancer and he doesn't feel this is a coincident but this is his opinion.

The city is paying approximately three times more in waste water, due to the chemicals being produced. Also, south of the landfill is the Little Wildcat Creek which flows into the Illinois River and was wondering if testing is being done. Also, roads are beat up due to the heavy trash trucks.

- Jamie Morgan and family own land adjacent to the landfill detention pond and the property next to her is Wildcat Creek Farms LLC, this frontage has become swampy and attracts mosquitoes which carry diseases. Jamie is concerned about her family's health and the animals that come in contact with that area. She stated that this was never a problem until the landfill started. Waste Management is aware of this issue but nothing has been rectified.
- Debra Newman is concerned about any contamination to underground water that supplies her pond, which her cattle drink. She has requested that the city not to make a hasty decision.
- Tim Burress asked for clarification on the number of units for the Villas Conditional Use.

This is the correct request by the developer-Norris Development and he proposing to develop a 55+ residential community through the construction of 28 buildings (duplexes and quadplexes) for a total of 94 residential units. The development will be supported with a clubhouse and activity center. **(The development is currently in the concept phase)**

Tim reminded the Planning Commission the reason the C1 and C2 zoning of this area on Kleec Road, was to accommodate the sellers. Tim said he went door to door in reference to the Villas Conditional Use request and none of the residents living in this area support the duplexes and quadplexes units.

**6. Old Business- None**

**7. New Business**

**PUBLIC HEARING**

3. **Master Street Plan:** Updates have been made to the Master Street Plan. Primarily, the revisions included the removal of proposed street section that do not appear feasible or should be eliminated due to current and planned development.

Anthony Apple and James Clark made changes to the Master Street Plan and update those changes to the Planning Commission.

4. **New Local Roadway Typical Section:** A new Local Roadway Typical Section is being recommended as an alternate to the current Local Roadway Typical Section.
5. **The Villas Conditional Use Permit:** The property is located approximately 1050 feet south of W. Henri de Tonti Blvd on the east side of Klenc Rd. The parcels are currently zoned C-1 and C-2. The request is to allow the construction of "The Villas at Tontitown & Active Lifestyle Living Community" consisting of 28 buildings with a total of 94 units with clubhouse and activity center.

The developer is Norris Development and he proposing to develop a 55+ residential community through the construction of 28 buildings (duplexes and quadplexes) for a total of 94 residential units. The development will be supported with a clubhouse and activity center. The development is currently in the concept phase.

7. **Drainage Criteria Manual:** Revisions have been made to the drainage manual that include updating existing chapters, combining related chapters and adding Chapter 2 "Stormwater Planning" and Chapter 9 "Stormwater Pollution Prevention".

**Adjournment.**

**BOARD OF ZONING ADJUSTMENTS**

**There are no agenda items for the Board of Zoning Adjustments**

**Adjournment.**

**PLANNING COMMISSION**

1. **2210 Waste Management Drive:** Eco-Vista will be submitting a large-scale development that will include multiple site improvements. – **TABLED AT THE REQUEST OF THE APPLICANT**
2. **Gerber Collision:** Request for Large Scale Development. The development is proposed at approximately 300 feet south of E. Henri de Tonti Blvd (US412) and approximately 300 feet east of S. Maestri Rd. (SH112).

Rocky Clinton arrived.

The proposed building will consist of two (2) service bays for vehicle repair and 1950 SF of office space. The development proposes to have 36 parking spaces located behind a privacy fence for vehicles awaiting repair. Associated customer parking and landscaping are also proposed.

Josh Craine motioned to approve with listed conditions   Second by Penny Baskin   Motion Passes

3. **Master Street Plan:** Updates have been made to the Master Street Plan. Primarily, the revisions included the removal of proposed street section that do not appear feasible or should be eliminated due to current and planned development.

The Planning Commission was unaware that changes were being made to the Master Street Plan and agreed to Table this item and the Planning Commission will discuss at the next work session.

Penny Baskin motion to table and move to the next work session    Second by Josh Craine    Motion Passes

4. **New Local Roadway Typical Section:** A new Local Roadway Typical Section is being recommended as an alternate to the current Local Roadway Typical Section.

Tom Joseph motioned to approve the Local Roadway Typical Section  
Second by Michael Lunsford    Motion Passes

Move to the next City Council Meeting

5. **The Villas Conditional Use Permit:** The property is located approximately 1050 feet south of W. Henri de Tonti Blvd on the east side of Klenc Rd. The parcels are currently zoned C-1 and C-2. The request is to allow the construction of “The Villas at Tontitown & Active Lifestyle Community” consisting of 28 buildings with a total of 94 units with clubhouse and activity center.

Michael Lunsford motioned to approve the Conditional Use Permit for the Villas  
Second by Josh Craine    Motion Passes

Move to the next City Council Meeting.

Josh Craine voted No- Citizens have voiced their opinion that they do not want any more apartments in town and even though theses would be duplexes and quadplexes, to others they are still considered multi-family and this is the reason Josh Craine voted No

6. **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 13 residential lots, 1 commercial lot and 1 unbuildable lot (for detention pond) on 5.71 acers.

Josh Craine motioned to approve the Preliminary Plat for Mantegani Estates Subdivision with listed conditions  
Second by Penny Baskin    Motion Passes

7. **Drainage Criteria Manual:** Revisions have been made to the drainage manual that include updating existing chapters, combining related chapters and adding Chapter 2 “Stormwater Planning” and Chapter 9 “Stormwater Pollution Prevention”.

Josh Craine motioned to approve the Drainage Criteria Manual    Second by Michael Lunsford    Motion Passes

Moe to the next City Council Meeting

## **PLANNING COMMISSION ITEMS TO CITY COUNCIL**

3. **Master Street Plan:** Updates have been made to the Master Street Plan. Primarily, the revisions included the removal of proposed street section that do not appear feasible or should be eliminated due to current and planned development.

Tabled

4. **New Local Roadway Typical Section:** A new Local Roadway Typical Section is being recommended as an alternate to the current Local Roadway Typical Section.
5. **The Villas Conditional Use Permit:** The property is located approximately 1050 feet south of W. Henri de Tonti Blvd on the east side of Klenc Rd. The parcels are currently zoned C-1 and C-2. The request is to allow the construction of "The Villas at Tontitown & Active Lifestyle Community" consisting of 28 buildings with a total of 94 units with clubhouse and activity center.
7. **Drainage Criteria Manual:** Revisions have been made to the drainage manual that include updating existing chapters, combining related chapters and adding Chapter 2 "Stormwater Planning" and Chapter 9 "Stormwater Pollution Prevention".

#### **Comments from Staff**

Reports

Current and Ongoing Projects - Reference the city website for detailed report.

Tontitown Building Activity - Reference the city website for detailed report.

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

- Rocky Clinton apologized for his tardiness.

**Meeting Adjourned-** Josh motion to adjourn Second by Michael Lunsford All in Favor

**Adjournment.**



**Public Hearing and Planning Commission  
Meeting May 25, 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>

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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).**