



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
Building Inspector - Roger Duncan
City Engineer/Planning Consultant – Garver
City Attorney - Harrington – Miller

Planning Commission/ Board of Zoning Adjustments (BOZA) Agenda

Date: Tuesday, September 28th, 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 August 31st, 2021, Board of Zoning Adjustments and Planning Commission Meeting Minutes.

5. Comments from Citizens

6. Old Business

7. New Business

PUBLIC HEARING

1. **Variance request:** A Variance request for a decrease in minimum setback requirements for the Mathias Warehouses Large Scale Development proposal located at 353 Agnes Dr.
2. **Rezoning request:** A rezoning request to rezone property located at 761 W Henri de Tonti Blvd from C-2, General Commercial to L-I, Light Industrial to bring grandfathered use into compliance with city zoning code. **-Tabled by Planning Department**
3. **Conditional Use Permit request:** A Conditional Use Permit application to allow for residential use in a commercial zoning district located at 2771 W Henri de Tonti Blvd.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

1. **Variance request:** A Variance request for a decrease in minimum setback requirements for the Mathias Warehouses Large Scale Development proposal located at 353 Agnes Dr.

Adjournment

PLANNING COMMISSION

1. **Final Subdivision Plat approval request:** Approval of Final Plat for South Pointe Subdivision phases IV and V.
2. **Large Scale Development request:** Mathias Warehouses has submitted a Large-Scale Development request to construct an office/warehouse at 353 Agnes Dr. **-Tabled by Planning Department**
3. **Large Scale Development request:** Eco-Vista, LLC has submitted a Large-Scale Development request to construct a Waste Management container repair shop located at 1041 Arbor Acres Ave.
4. **Rezoning request:** A rezoning request to rezone property located at 761 W Henri de Tonti Blvd from C-2, General Commercial to L-I, Light Industrial to bring grandfathered use into compliance with city zoning code **-Tabled by Planning Department**
5. **Conditional Use Permit request:** A Conditional Use Permit application to allow for residential use in a commercial zoning district located at 2771 W Henri de Tonti Blvd.
6. **Planning Commission By-Laws, discussion, and potential adoption**

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL

1. **Rezoning request:** A rezoning request to rezone property located at 761 W Henri de Tonti Blvd from C-2, General Commercial to L-I, Light Industrial to bring grandfathered use up to city zoning code. **-Tabled by Planning Department**
2. **Conditional Use Permit:** A Conditional Use Permit application to allow for residential use in a commercial zoning district located at 2771 W Henri de Tonti Blvd.

Comments from Staff

Reports

Comments from Commission Members

Meeting Adjourned

Adjournment.



**Public Hearing and Planning Commission
Meeting September 28, 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.