



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

Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Agendas

Date: Monday, November 1st, 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 September 28th, 2021, Board of Zoning Adjustments and Planning Commission Meeting Minutes.
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**

PUBLIC HEARING

1. **Mathias Warehouses 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
*This Variance request is to decrease the side setbacks from 75' to 25'.
2. **Paramount Metals 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 prior to submitting their Large Scale Development request.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

1. **Mathias Warehouses 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
*This Variance request is to decrease the side setbacks from 75' to 25'.

Adjournment

PLANNING COMMISSION

1. **Mathias Warehouses Waiver request:** Mathias Warehouses is requesting a Waiver from the development regulations to allow the following for the Mathias Warehouses Preliminary LSD:
 - 80' driveway throat.
 - Width of the green space along Mathias Ave to be lowered from 5' to 3'.
 - The landscape buffer areas to be shortened to Mathias Ave and Fletcher Ave.
 - The southern driveway to be closer than 80' to an intersection.
 - Deviation from the design standards for large scale developments.
2. **Mathias Warehouses Preliminary Large Scale Development request:** Mathias Warehouses has submitted a Large-Scale Development request to construct an office/warehouse at 353 Agnes Dr.
3. **Paramount Metals Rezoning request:** A 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 prior to submitting their Large Scale Development request.
4. **Odette Fence Permit:** Mr. Odette is requesting Fence Permit approval of a five (5) ft tall (+/-) fence at 1575 S Pianalto Rd. Planning Commission approval is required when front yard fences are more than 36-inches tall.
5. **Hickory Meadows phase 3 Final Subdivision Plat request:** A request for Final Subdivision Plat approval for Hickory Meadows Subdivision, phase 3, consisting of 69 lots on 17.53 acres.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL

1. **Paramount Metals Rezoning request**

Comments from Staff

Reports

Comments from Commission Members

Meeting Adjourned

Adjournment.



**Public Hearing and Planning Commission
Meeting November 1st, 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.