



Planning Commission

Rocky Clinton - Chairman
Kevin Boortz – Vice Chairman
Michael Lunsford - Secretary
Josh Craine - Member
Tom Joseph - Member
Vacant Position – Member

City Staff and Consultants

City Planner – Maegan Thomas & Madelyn Parker
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: Tuesday, November 30th, 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 November 1st, 2021, Board of Zoning Adjustments and Planning Commission Meeting Minutes.
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**

PUBLIC HEARING

1. **Highland Park Conditional Use Permit Request:** Highland Park Apartments is requesting a conditional use permit to allow for a 12'x10' monument sign within an R-MF-16 zoning district, located at 995 Pine Ave.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

1. **No agenda items**

Adjournment

PLANNING COMMISSION

1. **Highland Park Conditional Use Permit Request:** Highland Park Apartments is requesting a conditional use permit to allow for a 12'x10' monument sign located at 995 Pine Ave.
2. **Eco Vista- RNG Plant Large Scale Development Request:** The applicant has submitted a Large Scale Development request to construct an RNG Plant building located at 2210 Waste Management Dr.
3. **TriStar 18- Willow Trace Subdivision Preliminary Plat Request:** The applicant has submitted a preliminary plat request for a 66-lot subdivision on 20.03 acres located at 664 Kelly Ave. **-Tabled to December 2021 Meeting**
4. **Dairy Queen Large Scale Development Request:** The applicant has submitted a Large Scale Development request to construct a Dairy Queen located on the corner of East Henri de Tonti Blvd. & Agnes Dr. **-Tabled pending Final Plat approval**
5. **Palecero at Tontitown Large Scale Development Request:** The applicant has submitted a Large Scale Development request to construct an active lifestyle living community on 15 acres located on the East side of Klenc Rd. at Morsani Ave. **-Tabled to December 2021 Meeting**
6. **2022 Planning Commission Calendar:** Discussion and approval of the 2022 Planning Commission calendar.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL

1. **Highland Park Conditional Use Permit Request:** Highland Park Apartments is requesting a conditional use permit to allow for a 12'x10' monument sign within an R-MF-16 zoning district, located at 995 Pine Ave.

Comments from Staff

1. **October Building Activity Report**

Comments from Commission Members

Meeting Adjourned

Adjournment.



**Public Hearing and Planning Commission
Meeting November 30th, 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>

Planner, at (479) 287-4610, or email at cetmcnair@garverusa.com.