



### 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

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

Date: Thursday, December 30<sup>th</sup>, 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**
3. **Approval of Agenda**
4. **Approval of Minutes**
  - a. Approval of November 30<sup>th</sup>, 2021, Board of Zoning Adjustments and Planning Commission Meeting Minutes.
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**

### **PUBLIC HEARING**

1. **No agenda items**

### **Adjournment.**

### **BOARD OF ZONING ADJUSTMENTS**

1. **No agenda items**

### **Adjournment**

## PLANNING COMMISSION

1. **Palecero at Tontitown Waiver Request:** The applicant is requesting a waiver from the development regulations to allow the following for the Palecero at Tontitown Preliminary Large-Scale Development:
  - Waiver from 152.144, (D) Connectivity- to allow a gated community
  - Waiver from 152.144, (E) Street stubs- to remove the requirement to construct public road stub connections to the North, South, or East.
  - Waiver from 90.400.3, Intersections- to allow for an increase in slope from 4% to 5% along driveways within 100' of the intersection.
2. **Palecero at Tontitown Preliminary 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.
3. **Verizon Wireless Preliminary Large Scale Development Request:** The applicant has submitted a Large Scale Development request to construct a 195' monopole tower located at 1853 W Henri de Tonti Blvd.
4. **Maestri Subdivision Final Plat Request:** Approval of the Final Plat for the Maestri Subdivision located off of E Henri de Tonti Blvd.
5. **Dairy Queen Preliminary 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.
6. **TriStar 18- Willow Trace Subdivision Waiver Request:** The applicant is requesting a waiver from the development regulations to allow the following for the Willow Trace Subdivision Preliminary Plat.
  - Waiver from 90.400.2, Alignment- to allow for a decrease in curve radius from 100' to 52'.
  - Waiver from Drainage Criteria Manual 1.3.2.1- to allow for a decrease in the minimum pipe slope required from 0.5% to 0.2% pipe slope for the site and bypass drainage system.
  - Waiver from Drainage Criteria Manual 3.3.2- to allow zero drop across drainage structures.
  - Waiver from 152.144 K.4.E- to allow trees to be planted in each yard, rather than in the green space between the street and sidewalk.
7. **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 January 2022**

**PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL**

1. No agenda items to be sent to Council

**Comments from Staff**

1. November Building Activity Report

**Comments from Commission Members**

**Meeting Adjourned**

**Adjournment.**



**Public Hearing and Planning Commission  
Meeting December 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](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>

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**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](mailto:cetmcnair@garverusa.com).**