



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: Thursday, December 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**

Kevin Boortz and Tom Joseph were absent

3. **Approval of Agenda-**

Josh Craine motioned to approve both tonight’s agenda and the November 30th minutes

Second by Michael Lunsford

Motion Passes Unanimously

4. **Approval of Minutes**

a. Approval of November 30th, 2021, Board of Zoning Adjustments and Planning Commission Meeting Minutes.

5. **Comments from Citizens**

Kenneth Lovell said he had an issue with the smell on Arbor Acers and Pinalto to the point the smell gave him a headache. Mr. Mark Calcagni has information from companies about air testing. Mr. Lovell would like to move forward with this information and discuss as soon as possible at a city meeting.

Rocky Clinton said to report this issue on the city website also, Penny Baskin said you also go online to D.E Q. for reporting and a Steer Committee is in place and is working referrals, qualifications, and pricing to bring to the city council once available.

Angie Russell asked if there are air monitors the city could purchase? Rocky Clinton referred her to the City Council. Also Mrs. Russell reported to the Planning Commission of hundreds of dead birds found on her property. She has already made the council aware. The Game and Fish was called in to investigate but no information is available at this time.

6. **Old Business**

7. **New Business**

PUBLIC HEARING

1. **No agenda items**

Adjournment.- Adjourned

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.

Michael Lunsford motioned to approve all three waiver requests for Palecero at Tontitown
Second by Josh Craine

Motion Passes unanimously

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.

Jason Appel with Engineering Services was available by zoom to answer any question.

Josh Craine motioned to approve the Palecero at Tontitown Large Scale Development with listed conditions

Second by Michael Lunsford

Motion Passes unanimously

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.

Mike Knuckles with Verizon Wireless was available for questions.

Josh Craine motioned to approve the Verizon Wireless Large Scale Development request with listed conditions

Second by Michael Lunsford

Motion Passes unanimously

4. **Maestri Subdivision Final Plat Request:** Approval of the Final Plat for the Maestri Subdivision located off of E Henri de Tonti Blvd.

Tom Henley with Crafton Tull was available by zoom.

Josh Craine amended the motion to strike condition number 8 from the conditions for the Maestri Subdivision Final Plat request

Second by Michael Lunsford

Rocky voted- YES

Michael Lunsford voted- NO

Josh Craine voted- YES

Motion Passes -To strike condition number 8

Michael Lunsford motioned to approve the Maestri Subdivision Final Plat with listed conditions

Second by Josh Craine

Motion Passes unanimously

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.

Dairy Queen is requesting to construct a commercial building on approximately one acre, on the proposed Lot 10 of Maestri Commercial Subdivision. The proposed plans show a 2,663 SF building, with associated drives and parking.

Todd Butler with Ozark Civil Engineering was available for questions

Michael Lunsford motioned to approve the Dairy Queen Preliminary Large Scale Development request with listed conditions_

Second by Josh Craine

Motion Passes unanimously

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.

Paul Sims with Swope Engineering was available to answer questions.

Michael Lunsford motioned to approve the TriStar18 Willow Trace Subdivision waivers request

Second by Josh Craine

Motion Passes unanimously

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- None

1. November Building Activity Report

Comments from Commission Members

Rocky Clinton welcomed Luann Jenison as the Planning Tech Manager.

Josh Craine said the Facebook page CARE is wanting to meet with the Planning Commission and City Council to discuss whatever it is they want to discuss, possibly in a work session. Rocky Clinton said this would be up to the Steering Committee if they feel both committees need to be involved. As a reminder the issues that were brought up tonight is not in the Planning Commission's jurisdiction.

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

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>