



Planning Commission

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

City Staff and Consultants

Planning Manager – Luann Jenison
Planning Techs- Maegan T. & Madelyn P.
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 Minutes

Date: Tuesday, February 22nd, 2022

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. **Pledge of Allegiance**
3. **Roll Call**

Tom Joseph and Michael Lunsford were absent

4. **Approval of Agenda**

Kevin Boortz motioned to approve both the agenda and minutes

Second by James Dean

Kevin Boortz Voted- Yes

Josh Craine Voted- Yes

James Dean Voted- Abstained

Rocky Clinton Voted- Yes

Motion Passes

5. **Approval of Minutes**

a. Approval of January 25th, 2022, Board of Zoning Adjustments and Planning Commission Meeting Minutes.

6. **Comments from Citizens-**

Rhonda Doudna who lives at the end of Possa Lane had some questions that she wanted answered regarding the Possa/412 requests- for instance who owns the property, who is the developer, size of the homes per acre, access to the fire hydrant, who is paying for the sewer, and what entrances are being used. Mrs. Doudna said she would rather have more attractive homes be built and not smaller/unattractive homes like the apartments. Mrs. Doudna said she understands that the city is growing but would like the city to slow down and really look at where the city is heading. Mrs. Doudna also made comments towards Rocky Clinton.

One citizen submitted in writing, that they have no objections to the Possa/412 requests.

Angie Russell supports Mrs. Doudna and in her opinion the Planning Commission should vote “NO”.

Also, Mrs. Russell said that the D.E.A.Q. came to her house and is aware of what is going on with Waste Management. Mrs. Russell contacted Kenneth Lovett to come meet with them as well. D.E.A.Q. will be in town for approximately five days.

7. **Old Business-None**

8. **New Business**

PUBLIC HEARING

1. **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.

This was heard and approved on November 1, 2021, but the City Council tabled the project and asked that the Planning Commission to review it again since there was some confusion over the nature of the request of an existing building.

Clarification of the existing office building have been resolved and the project is moving forward.

However, the applicant has expressed that they would like to expand the existing warehouse building in the future, but the site will need to be rezoned to bring the existing use into zoning compliance. The applicant is needing clarification regarding the office building, and potential future goals for their business, that this rezoning be reconsidered.

2. **Pozza/412 Rezoning Request:** A Rezoning request to rezone approximately 3.01 acres of property located South of W. Henri de Tonti Blvd and West of Pozza Ln. from R-3, Residential 3units/acre to C-1, Light Commercial to allow for a future mixed-use development.

The overall parcel is approximately 12.19 acers is comprised of C-2 zoning along Highway 412 and R-3 zoning on the southern portion. The request is to rezone 3.01 acers, the western half of the portion of the lot zoned R-3, to C-1 for future mixed- use development.

3. **Pozza/412 Conditional Use Permit #1:** The applicant is requesting a Conditional Use Permit to allow duplex residential units within a C1 zoning district. The property is located south of W. Henri de Tonti Blvd. to the west of Pozza Lane and is approx. 3.01 acres in size.
4. **Pozza/412 Conditional Use Permit #2:** The applicant is requesting a Conditional Use Permit to allow single-family and duplex residential units within a C2 zoning district. The property is located south of W. Henri de Tonti Blvd. to the west of Pozza Lane and is approx. 1.63 acres in size.
5. **Changes to the Tontitown Code of Ordinances, section 153.216, Sidewalks:** Changes to align this section with other portions of the code regarding sidewalk requirements.
Requirement Clarification and language changes.
6. **Changes to the Tontitown Code of Ordinances, section 153.217, Street Frontage-Access Easement:** Changes to clarify when access easements can be used and the required width.
Additional requirements
7. **Changes to the Tontitown Code of Ordinances, section 152.084, Review Criteria (Incidental Subdivisions):** Changes to clarify review criteria for Incidental Subdivisions and access requirements.
Additional Guidelines
8. **Changes to the Tontitown Code of Ordinances, section 152.095, Applicability (Large-Scale Developments):** Changes to exempt certain parking lot expansions from the Large-Scale Development requirements.

Additional requirements

Adjournment- Adjourned

BOARD OF ZONING ADJUSTMENTS

No agenda items

Adjournment

PLANNING COMMISSION

Josh Craine left the meeting, and the Planning Commission was without a quorum, so all Items that were to be discussed and voted on have now been rescheduled to March 17, 2022, at 6:00 PM.

Meeting adjourned