



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

Board of Zoning Adjustments (BOZA)/ Planning Commission Agendas

Date: Tuesday, March 17th, 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**
4. **Approval of Agenda**
5. **Approval of Minutes**
 - **No minutes to approve**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

BOARD OF ZONING ADJUSTMENTS

No agenda items

Adjournment

PLANNING COMMISSION

1. **Paramount Metals Rezoning Request:** A Rezoning request to rezone property located at 761 & 829 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.
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.
3. **Pozza/412 Conditional Use Permit Request #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 approximately 3.01 acres in size.

4. **Pozza/412 Conditional Use Permit Request #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.
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.
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.
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.
9. **Central States Manufacturing Large Scale Development:** The applicant is requesting a Large-Scale Development to expand parking located at 171 Naples St.
10. **Amelia Acres Subdivision Preliminary Plat Request:** The applicant has submitted a Preliminary Plat request to allow for one commercial lot, and seven residential single-family lots located at parcel #'s 830-37755-000 & 001-16882-000.
11. **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 March 2022 Planning Commission Meeting.**

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL

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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.
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.

Comments from Staff

Comments from the Mayor

Comments from Commission Members

Adjournment.



Planning Commission
Meeting March 17th, 2022, 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_2Xsy8yRRHKxpAXutxZ7Yg

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/UCIbUv481CeNFF2JNwoOsrNQ>

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.