



### 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

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

Date: Tuesday, April 26<sup>th</sup>, 2022

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, 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. **Pledge of Allegiance**
3. **Code of Conduct**
4. **Roll Call**
5. **Approval of Agenda**
6. **Approval of the March 29<sup>th</sup> Meeting Minutes**
7. **Comments from Citizens**
8. **Old Business**
9. **New Business**

### **PUBLIC HEARING**

1. **No agenda items.**

### **Adjournment.**

### **BOARD OF ZONING ADJUSTMENTS**

1. **No agenda items.**

### **Adjournment**

### **PLANNING COMMISSION**

1. **L-Saw Plaza Large Scale Development Request:** The applicant is requesting Preliminary Large Scale Development approval to construct a 13,800 SF commercial building with associated parking and drives. Currently proposed to be 60% retail, and 40% restaurant.
2. **L-Saw Waiver Request:** The applicant is requesting a Waiver from the building articulation requirements for the south side of the building that faces Hwy 112.

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.

**PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council May 3<sup>rd</sup>, 2022**

1. No Planning Commission items to Council.

**Comments from Staff**

1. Discussion regarding the Northwest Arkansas Regional Planning Bike and Pedestrian Master Plan Update.
2. March 2022 Building Activity Report
3. Current Planning Projects Report
4. Community Yard Sale Event- May 12<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>.

**Comments from Commission Members**

**Adjournment.**



**Public Hearing and Planning Commission  
Meeting April 26th, 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\\_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>

**For assistance during the meeting, or for assistance logging into the meeting, please contact Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at [cetmcnair@garverusa.com](mailto:cetmcnair@garverusa.com).**