



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 Agendas

Date: Tuesday, May 26th, 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)

1. **Planning Commission Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of the April 26th Meeting Minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **No agenda items.**

Adjournment.

BOARD OF ZONING ADJUSTMENTS

1. **No agenda items.**

Adjournment

PLANNING COMMISSION

1. **Four Seasons Waiver Request:** The applicant is requesting a waiver from section 90.900.2 to allow deviation from trail and sidewalk requirements along Old Hwy 68.
2. **Four Seasons Large Scale Development:** Four Seasons Landscaping is requesting Preliminary Large Scale Development approval to construct two buildings on 5.88 acres located south of Old Hwy 68 and East of Musteen Rd. The two buildings are proposed to be 2,375 SF and a 3,568 SF.

3. **Pozza Commercial Ph 1 Waiver Request:** The applicant is requesting waiver from the development regulations to allow the following for the Pozza Commercial Ph 1 Preliminary LSD:
 - Waiver #1- The applicant is requesting a waiver from section 152.151 to allow deviation from the Large-Scale Development Design Standards.
 - Waiver #2- The applicant is requesting a waiver from section 90.900.2 to allow deviation from trail and sidewalk requirements along Hwy. 412 and Pozza Lane.
 - Waiver #3- The applicant is requesting a waiver from section 152.161, determining necessity for improvements and 90.400.4, cross sections and right-of-way widths, to allow deviation from required street improvements along Pozza Lane.
4. **Pozza Commercial Ph 1 Large Scale Development:** Pozza Ln Commercial Ph 1 is proposing to construct three buildings that are 11,700 SF each to be located on 12.48 acres south of hwy 412 and west of Pozza Ln. with associated parking and detention.
5. **Victory Church Large Scale Development:** Victory Church is requesting Preliminary Large Scale Development approval to construct a 13,303 SF building with associated parking and drives located at 250 Industrial Circle East. **-Tabled to June 2022 PC Meeting**
6. **Bike & Pedestrian Master Plan Updates:** Discussion regarding the Northwest Arkansas Regional Planning Bike and Pedestrian Master Plan Update.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council May 3rd, 2022

1. No Planning Commission items to Council.

Comments from Staff

1. **April 2022 Building Activity Report**
2. **Current Planning Projects Report**

Comments from Commission Members

Adjournment.



**Public Hearing and Planning Commission
Meeting May 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

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>

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.