



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

City Planner – Mark Latham
Planning - Brad Spurlock
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, August 23, 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 June 28th Meeting Minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Bike and Pedestrian Master Plan Updates:** Proposed updates to the Northwest Arkansas Regional Planning Bike and Pedestrian Master Plan.
2. **Rezoning 710 Sbanotto Ave:** The applicant is requesting to rezone property at 710 Sbanotto Ave. from “A” Agriculture to “R-3”, Residential single family with a minimum of 9600 sq ft minimum lot on 5.27 acres. This site is located on parcel 830-37645-000.
3. **Variance 1710 Arbor Acres Ave:** The applicant is requesting a variance at 1710 Arbor Acres Ave. to allow a proposed barn structure to be setback on the west side of the property six (6) feet instead of the required thirty (30) feet. This site is located on parcel 830-38352-100. **TABLED DUE TO LACK OF NOTIFICATION.**
4. **Laura Lane Variance:** The applicant is requesting a variance on Lot 25A of the Maestri Subdivision (industrial) on 3.70 acres of land, from Chapter 153: Appendix C in the City of Tontitown Municipal Code, to allow a side and rear building setbacks to be twenty-five (25) feet instead of the required seventy-five (75) feet on both sides. This site is located on parcel 830-38114-100.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

1. **Variance 1710 Arbor Acres Ave:** The applicant is requesting a variance at 1710 Arbor Acres Ave. to allow a proposed barn structure to be setback on the west side of the property six (6) feet instead of the required thirty (30) feet. This site is located on parcel 830-38352-100. **TABLED DUE TO LACK OF NOTIFICATION.**
2. **Laura Lane Variance:** The applicant is requesting a variance on Lot 25A of the Maestri Subdivision (industrial) on 3.70 acres of land, from Chapter 153: Appendix C in the City of Tontitown Municipal Code, to allow a side and rear building setbacks to be twenty-five (25) feet instead of the required seventy-five (75) feet on both sides. This site is located on parcel 830-38114-100.

Adjournment

PLANNING COMMISSION

1. **Bike and Pedestrian Master Plan Updates:** Proposed updates to the Northwest Arkansas Regional Planning Bike and Pedestrian Master Plan.
2. **Rezoning 710 Sbanatto Ave:** The applicant is requesting to rezone property at 710 Sbanatto Ave. from "A" Agriculture to "R-3", Residential single family with a minimum of 9600 sq ft minimum lot on 5.27 acres. This site is located on parcel 830-37645-000.
3. **Laura Lane Waiver:** The applicant is requesting a waiver on Lot 25A of the Maestri Subdivision (industrial) on 3.70 acres of land, from Section 153.216 Sidewalks in the City of Tontitown Municipal Code, to remove the requirement to construct sidewalks along Laura Lane and Agnes Drive.
4. **Laura Lane LSD:** The applicant is requesting to construct a new 17,767 sq ft. warehouse at 609 Laura Lane on 3.70 acres. This site is located on parcel 830-38114-100.
5. **Designer Barber Shop/Salerno - Parking Lot LSD:** The applicant is asking to construct a parking lot with thirty-two (32) spaces at 175 Kevin Lane, on approximately 0.25 acres, located on parcel 830-37582-000.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council August 1st, 2022

1. **Bike and Pedestrian Master Plan Updates:** Proposed updates to the Northwest Arkansas Regional Planning Bike and Pedestrian Master Plan.
2. **Rezoning Sbanatto Ave:** The applicant is requesting to rezone property at 710 Sbanatto Ave. from "A" Agriculture to "R-3", Residential single family with a minimum of 9600 sq ft minimum lot on 5.27 acres. This site is located on parcel # 830-37645-000.

Comments from Staff

1. July 2022 Building Activity Report
2. Current Planning Projects Report

Comments from Commission Members

Adjournment.



**Public Hearing and Planning Commission
Meeting June 28th, 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.