



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 - Mark Latham/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, July 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**

Rocky Clinton was the only one absent

4. **Approval of Agenda**

Michael Lunsford motioned to approve the minutes

Second by Josh Craine

Motion Passes Unanimously

5. **Approval of the June 28th Meeting Minutes**

Michael Lunsford motioned to approve

Second by Tom Joseph

Motion Passes Unanimously

6. **Comments from Citizens**

Penny Baskin (1539 S. Pinalto Rd) There is a lot of development things being discussed tonight so please consider the drainage around those developments.

Nina Brown requested that the development and drainage codes be reviewed. We need to slow down we're creating problems and not solving them. Mrs. Brown thanked the Planning Commission for their service she knows it's not easy.

Kenneth Lovett (18702 Clearwater Rd) Appreciates Rocky Clintons service but doesn't like his attitude. If

anyone would like to discuss Rocky's removal we can speak after the meeting.

7. Old Business- None

8. New Business

PUBLIC HEARING

1. **Bariloche Planned Unit Development (PUD) and Preliminary Subdivision Plat:** The applicant is requesting PUD and plat approval for 139 lots (136 Single family, 2 Detention, and 1 common area) on 40.13 acres. The project is located on Klenc Road, approximately 3,300 feet south of HWY 412 on parcel numbers 830-33758-000 and 830-37758-001.

The applicant is requesting a Planned Unit Development and Preliminary Subdivision Plat approval for the Bariloche Subdivision which contains 139 lots: 136 single-family, 2 detention, and 1 common area, on 40.13 acres. The project is located on Klenc Road, approximately 3,300 feet south of Hwy. 412 / W. Henri de Tonti Blvd. The applicant is also requesting a Planned Unit Development in conjunction with the Preliminary Plat to allow some lots to be less than 9,600 SF, and the overall density to be 3.9 units/acre.

This property is owned by Infas Corporation, Inc., and located within the City Limits of Tontitown, with frontage along Klenc Road. The applicant is proposing to connect to the available stub out to the south, and has been requested to provide additional stub outs to the north. The site is currently undeveloped.

The applicant is requesting seven (7) waivers regarding the centerline radius, minimum slope of the detention pond, minimum pipe slope, street trees along Klenc Road, reduction of sidewalk width along Klenc, reduction of the local street section, and the drop inlet requirement:

Adjournment.- Adjourned

BOARD OF ZONING ADJUSTMENTS

1. No agenda items.

Adjournment.- Adjourned

PLANNING COMMISSION

1. **Bariloche Waiver Requests:** The applicant is requesting the following waivers:

- a. Waiver request from Chapter 90.400.2 to allow the subdivision roadway centerline radius to be reduced from 100 feet to 75 feet.

Josh Craine motioned to approve waiver A
Second by Michael Lunsford
Motion Passes Unanimously

- b. Waiver request from the Drainage Criteria Manual required pond bottom (trickle channel) minimum slope of 0.5% to 0.25%.

Waiver is being omitted and dropped from discussion.

c. Waiver request from the Drainage Criteria Manual for the 0.4% minimum pipe slope (only where necessary) to 0.3% slope.

This is for the Klenc Road

Michael Lunsford motioned to approve Waiver C

Second by Josh Craine

Motion Passes Unanimously

d. Waiver request from Chapter 153.212, to not place trees along Klenc Road.

This was dropped so no discussion

e. Waiver request from Chapter 90.900.2, to reduce the sidewalk width along Klenc Road from 6 feet to 5 feet.

Michael Lunsford motioned to reduce the waiver E request to Lot 1 only

Second by James Dean

Motion Passes Unanimously

f. Waiver request from Chapter 90.400.4 to reduce the local street typical section from 29 feet back of curb (BOC) to 27 feet back of curb (BOC).

Josh Craine motioned to approve Waiver F

Second by Tom Joseph

Michael Lunsford Voted- YES

Tom Joseph Voted- YES

Josh Craine Voted- YES

Kevin Boortz Voted- YES

James Dean Voted- No

Motion Passes

g. Waiver request from the Drainage Criteria Manual requirement for a 0.1' drop at inlets (only where necessary).

Josh Craine motioned to approve waiver G with conditions

Second by Tom Joseph

Motion Passes Unanimously

2. **Bariloche Planned Unit Development (PUD) / Preliminary Subdivision Plat:** The applicant is requesting Planned Unit Development (PUD) and Preliminary Plat approval for 139 lots (136 Single family, 2 Detention,

and 1 common area) on 40.13 acres. The project is located on Klenc Road, approximately 3,300 feet south of HWY 412 on parcel #s 830-33758-000 and 830-37758-001.

Tim Lemons the Project Manager and the owner was available to answer any questions from the Planning Commission and concerned citizens during this lengthy discussion.

Tom Joseph motioned to approve, contingent to the approval of staff (Luke and Courtney)
Second by Josh Craine
Motion Passes Unanimously

3. **Manhattan Steel Door Waiver Requests:**

a. Waiver request from requirements in Chapter 153.211 to allow driveways on the same lot to be closer than 50 feet to each other.

Josh Craine motioned to approve the waiver request
Second by Tom Joseph
Motion Passes Unanimously

b. Waiver request from requirements in Chapter 152.151 to reduce the % of materials in the Building Design Standards.

Tom Motion to approve the waiver request
Second by Josh Craine

Josh Craine Voted- YES
Kevin Boortz Voted- YES
James Dean Voted- NO
Tom Joseph Voted- YES
Michael Lunsford Voted- YES

4. **Manhattan Steel Door Preliminary Large Scale Development (LSD):** The applicant is requesting Preliminary Large Scale Development approval to construct a commercial building and associated parking on approximately 0.64 acres. The project is located on the SE corner of the intersection of Via De Tonti Lane and Jean Mary Dr., on parcel #830-37834-000

Josh Craine motioned to approve the Large-Scale Development request with listed conditions
Second by Tom Joseph
Motion Passes Unanimously

5. **Tontitown Fire Station Waiver Request:**

a. Waiver request from Chapter 90 to waive all street improvements to E. Bandini Ave. with this development.

Dillon Bentley with Jorgenson and Associates submitted the request and was available for questions.

Josh Craine motioned to Table to the next Planning Meeting
Second by Michael Lunsford
Motion Passes Unanimously

6. **Tontitown Fire Station Large Scale Development (LSD)**: The applicant is requesting Preliminary Large Scale Development approval to construct an 11,846 SF fire station with associated parking and driveways on approx. 2.07 acres, located at 199 E. Bandini Ave. on parcel #830-37552-001.

Josh Craine motioned to Table this LSD to the next Planning Meeting
Second by Michael Lunsford

Tom Joseph Voted- NO
Kevin Boortz Voted- NO
Michael Lunsford Voted- NO
Josh Craine Voted- YES
James Dean Voted- NO

Motion Fails

Tom Joseph motioned to approve the LSD with conditions
Second by James Dean Craine

Tom Joseph Voted- YES
Kevin Boortz Voted- YES
Michael Lunsford Voted- YES
Josh Craine Voted- NO
James Dean Voted- YES

Motion Passes

7. **Victory Church Preliminary Large- Scale Development (LSD)**: Victory Church is requesting Preliminary Large Scale Development approval to construct a 13,303 SF building with associated parking and drives on approx. 3.41 acres, located at 250 Industrial Circle East on parcel 830-37604-006.

Michael Lunsford motioned to approve the LSD with conditions
Second by Josh Craine
Motion Passes Unanimously

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

1. **Bariloche Planned Unit Development (PUD) / Preliminary Subdivision Plat**: The applicant is requesting PUD and plat approval for 139 lots (136 Single family, 2 Detention, and 1 common area) on 40.13 acres. The project is located on Klenc Road, approximately 3,300 feet south of HWY 412 on parcel numbers 830-33758-000 and 830-37758-001

Comments from Staff- None

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

These reports were presented at the Committee of the Whole Meeting

3. Comments from Commissioners

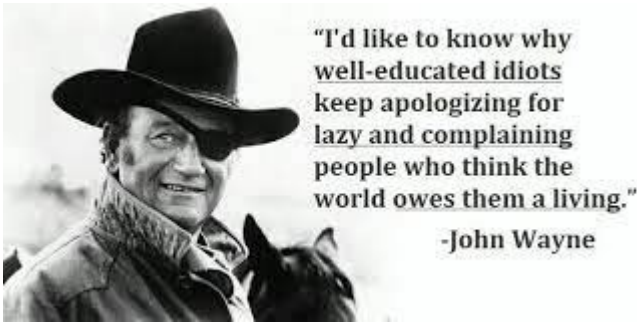
Tom Joseph asked if the Planning Commission could do a rotation at the Tech Review Meetings.

(Kevin Boortz said this request shouldn't be a problem.)

James Dean wanted to remind everyone there will be classes for planning, so we can learn more on what goes on in this setting. If anyone is interested, please contact LuAnn for dates and time.

Josh Craine said the density is a big issue and keeps getting overlooked, maybe by the previous administration and he thinks the planning staff now that we have a new planning staff needs to not rubber stamp subdivisions like Tri-Star, saying it's only 3.4 It'll probably pass, no, they need to be told its R3 before spending millions of dollars doing it. This needs to be done differently.

There has been bullying on Facebook of commission members that is not fact and said that is unbecoming of an individual (s) in general, shouldn't do it.



Quote:

Kevin Boortz said this was a very good meeting and appreciates everyone for coming.

Adjournment- All in favor



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_2Xxsv8yRRHKxpAXutxZ7Yg

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/UC1bUv481CeNFF2JNwoOsrNQ>

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.