



Planning Commission

Kevin Boortz – Chairman
Tom Joseph – Secretary
Josh Craine – Member
James Dean – Member
Candy Black - Member

City Staff and Consultants

City Planner – Mark Latham
Planning Tech- 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 Minutes

Date Tuesday, December 27, 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

All in Attendance

4. Approval of Agenda

Josh Craine motioned to approve the December 27, 2022, agenda

Second by James Dean

Motion Passes Unanimously

5. Approval of the November 22, 2022, Meeting Minutes

Josh Craine motioned to approve the November 22, 2022, Minutes

Second by Michael Lunsford

Motion Passes Unanimously

6. Comments from Citizens

Larry Ardemagni- 657 Ardemagni Rd., Tontitown, AR-

1. Thanked all the Planning Commission for all they do, and they are very appreciated.

Nina Brown- 1851 S. Pinalto RD., Tontitown, AR-

1. Thanked each of the commission members for their kind and generous hours that they put in

for this city and for listening to the citizens.

2. During Tontitown's growth Mrs. Brown requested that the commission keep in mind we still want to remain the quiet little community that we began here years ago.
3. Thanked Michael for his service and hates to see Michael leaving but understands he is a busy man.

Kenneth Lovett- 18702 Clearwater RD., Fayetteville, AR-

1. Echoed what everyone has said and how he appreciates the commission and how they conducted themselves when he ran his mouth.

Danny Montez- 714 Belmont Way, Tontitown, AR-

1. Kevin Boortz is doing a great job in the Chairman's position.
2. Can't wait to see what happens in 2023.

7. Old Business- NONE

8. New Business- NONE

PUBLIC HEARING

Adjournment- Adjourned

BOARD OF ZONING ADJUSTMENTS- NONE

Adjournment- Adjourned

PLANNING COMMISSION

1. **Deer Valley Subdivision LSD:** The applicant is requesting an approval of a large-scale development of a subdivision consisting of 46 building lots and 1 lot for retention lot on 76.93 acres more or less. Parcel #'s are 001-16877-000 & 001-16884-000.

The applicant is requesting Preliminary Subdivision Plat approval for a revised plan of 47 lots: 46 single-family, 1 detention, on 76.93 acres. This project was approved by the Planning Commission on June 28, 2022, for 31 lots. The project is located within the City of Tontitown's Planning Area on Fiori Street, to the north and west of the intersection at Fiori Street and Lynch Ave.

The Planning Commission had several questions for the project engineer and Washington County and there was no one present to answer those questions, so the Planning Commission thought it would be best to Table this Item.

Josh Craine motioned to Table to the next Planning Commission Meeting

Second by Tom Joseph

Motion Passes Unanimously

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council January 2nd, 2023

NONE

Comments from Staff

1. Tech Review is scheduled for January 3, 2023, at 10:00 AM
2. 400 Comprehensive Plans were returned this survey is very important, to look at priorities and what the public wants.
3. Training Session on January 18, 2023, this is statewide.
4. A new payment system is in place to pay online for permits please pass this along to builders/construction people, there is a service fee.

Comments from Planning Commission-

Michael Lunsford is stepping down as of tonight and will be missed.

Tom Joseph

1. Thanked Dr. Michael Lunsford for his time and service to the Planning Commission and asked Michael to give one last word of wisdom before leaving.
2. The mayor has approved to extend filling Michael's position until January 12, 2023.

James Dean

1. Said he is excited for 2023 and working with the new council members.
2. Will be bringing possible language changes for the Large-Scale Developments.
3. Thanked Michael for his service.

Josh Craine

1. Echoed what everyone has said about Michael and added that Michael is a very respectable man and was very good at staying out of controversy.
2. QUOTE:



“There are three kinds of men. The one that learns by reading. The few who learn by observation. The rest of them have to pee on the electric fence for themselves.”

3. Have good New Years.

Kevin Boortz

- 1. Thanked Michael for his time, service, dedication to the city and it is very much appreciated.**
- 2. Please contact City Hall or Brad Spurlock if you're interested in the open planning position.**

Michael Lunsford

- 1. Thanked the citizens of Tontitown for allowing him to serve, it has been educational and was happy to see the changes that have taken place during his lengthy time.**
- 2. Thanked all the current members for their dedication and support. This is not any easy job to do, and it takes a lot of study and was happy that they've instituted the education for Commission Training.**
- 3. Michael wished the members Good Luck, he thinks we have a fantastic board.**

- 1. November Building Activity Report**
- 2. Current Planning Projects Report**

Reference the city website for detailed reports.

Adjournment-

All in Favor



**Public Hearing and Planning Commission
Meeting December 27, 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.

