



### Planning Commission

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

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

Date Tuesday, January 24, 2023

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. **Roll Call**
4. **Approval of Agenda**
5. **Approval of the December 27, 2022, Meeting Minutes**
6. **Comments from Citizens**
7. **Old Business**
  - a. **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. This project was tabled at the previous Planning Commission meeting as clarification on street improvements was requested.
8. **New Business**

### **PUBLIC HEARING**

1. **Sloan Crest Subdivision-Revised Variance Request:** Applicant is requesting a variance of Appendix B "Minimum Dimension Standards". Zoning district of R-3 requires a depth of 120 feet. Due to size/shape of the parcel on the proposed width of street right of way, three (3) lots on the south side of the proposed street have approximately 100 feet of depth.
2. **Rezone 680 S. Klenc:** The applicant is requesting to rezone 18.95 acres of property from R-3, Residential Single-Family with a minimum lot size of 9,600 SF to R-4, Residential Single-Family with a minimum lot size of 8,000 SF.

### **Adjournment**

## BOARD OF ZONING ADJUSTMENTS

1. **Sloan Crest Subdivision-Revised Variance Request:** Applicant is requesting a variance of Appendix B "Minimum Dimension Standards". Zoning district of R-3 requires a depth of 120 feet. Due to size/shape of the parcel on the proposed width of street right of way, three (3) lots on the south side of the proposed street have approximately 100 feet of depth.

### **Adjournment**

## PLANNING COMMISSION

1. **Rezone 680 S. Klenc:** The applicant is requesting to rezone 18.95 acres of property from R-3, Residential Single-Family with a minimum lot size of 9,600 SF to R-4, Residential Single-Family with a minimum lot size of 8,000 SF.

## PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council February 21, 2023.

1. **Rezone 680 S. Klenc:** The applicant is requesting to rezone 18.95 acres of property from R-3, Residential Single-Family with a minimum lot size of 9,600 SF to R-4, Residential Single-Family with a minimum lot size of 8,000 SF.

## Comments from Staff

1. December Building Activity Report
2. Current Planning Projects Report

### **Adjournment**



**Public Hearing and Planning Commission  
Meeting January 24, 2023, 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/UCIbUv481CeNFF2JNwoOsrNQ>

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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).**