



**Planning Commission**

Kevin Boortz – Chairman  
Tom Joseph – Secretary  
Donny Davis – Vice Chairman  
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, April 25, 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)

---

1. **Planning Commission Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of the March 28, 2023, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

**PUBLIC HEARING**

1. **Rezone Request-GSP NWA, Inc.** – The applicant is requesting a rezone of 37.53 acres of a mix of C-2 and R-3 to a mix of C-2 and R-4 at 523 S. Barrington Rd. Parcel #: 830-37664-000.
2. **Rezone Request-Bitner Trust** - The applicants are requesting a rezone of 12.19 acres from a mix of C-2 and R-3 to C-2. Parcel #: 830-37669-000.
3. **Variance-Casalini Warehouse** is requesting a variance from setback requirements with the associated Large Scale Development project. Parcel #s 830-37574-000 and 830-37577-000.
4. **Tontitown Comprehensive Plan**
5. **Appeal Provisional Changes** – amend Tontitown code to accept appeal process changes.
6. **Amendment of R4 Zoning**

**Adjournment**

## BOARD OF ZONING ADJUSTMENTS

1. **Variance**-Casalini Warehouse is requesting a variance from setback requirements with the associated Large Scale Development project. Parcel #: 830-37574-000 and 830-37577-000.

### Adjournment

## PLANNING COMMISSION

1. **Rezone Request**-GSP NWA, Inc. – The applicant is requesting a rezone of 37.53 acres of a mix of C-2 and R-3 to a mix of C-2 and R-4 at 523 S. Barrington Rd. Parcel #: 830-37664-000.
2. **Rezone Request**-Bitner Trust - The applicants are requesting a rezone of 12.19 acres from a mix of C-2 and R-3 to C-2. Parcel #: 830-37669-000.
3. **Preliminary Large-Scale Development**-Casalini Warehouse is requesting to construct a 12,650 sq. ft. warehouse/office building on 0.72 acres. Parcel #: 830-37574-000 and 830-37577-000.
4. **Waiver**- Veneto Subdivision is requesting a waiver from requirements in the Drainage Manual to allow the use of Corrugated Metal Pipe (CMP) as an extension under a portion of Mantegani Road, in lieu of Reinforced Concrete Pipe (RCP) per the Drainage Manual.
5. **Final Plat**-Veneto Subdivision - The applicant is requesting final plat approval and acceptance for 63 single-family residential lots, two (2) detention lots, and two (20 common open-space lots on 19.51 acres.
6. **Tontitown Comprehensive Plan approval**
7. **Appeal Provisional Changes** – amend Tontitown code to accept appeal process changes.
8. **Amendment of R4 Zoning**

## PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council May 16, 2023.

1. **Rezone Request**-GSP NWA, Inc. – The applicant is requesting a rezone of 37.53 acres of a mix of C-2 and R-3 to a mix of C-2 and R-4 at 523 S. Barrington Rd. Parcel #: 830-37664-000.
2. **Rezone Request**-Bitner Trust - The applicants are requesting a rezone of 12.19 acres from a mix of C-2 and R-3 to C-2. Parcel #: 830-37669-000.
3. **Appeal Provisional Changes** – amend Tontitown code to accept appeal process changes.
4. **Amendment of R4 Zoning**

1. **March Building Activity Report**
2. **Current Planning Projects Report**

**Adjournment**



**Public Hearing and Planning Commission**  
**Meeting April 25, 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\\_2Xxsv8yRRHKxpAXutxZ7Yg](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](mailto:cetmcnair@garverusa.com).**