



Planning Commission

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

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

Date: Tuesday, May 23, 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 April 25, 2023, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Rezone Request-** The applicant is requesting a rezone of 16 acres from R-E (Residential Estates) to C-T (Commercial Trades & Services) located on Javello Rd. Parcel #'s 830-37883-100 & 830-37883-400.
2. **Rezone Request** – The applicant is requesting a rezone of 10.53 acres from C-2 (General Commercial)/R-3 (Residential) to C-2 (General Commercial) located at 516 W. Henri De Tonti Blvd. Parcel #830-37654-000.
3. **Conditional Use Permit** – The applicant is requesting conditional use permit approval to allow ancillary warehouse use in C-2, General Commercial. The property is located at 516 W. Henri De Tonti Blvd. Parcel #: 830-37654-000.
4. **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.
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 #s: 830-37574-000 and 830-37577-000.

Adjournment

PLANNING COMMISSION

1. **Rezone Request**- The applicant is requesting a rezone of 16 acres from R-E (Residential Estates) to C-T (Commercial Trades & Services) located on Javello Rd. Parcel #'s 830-37883-100 & 830-37883-400.
2. **Rezone Request** – The applicant is requesting a rezone of 10.53 acres from C-2 (General Commercial)/R-3 (Residential) to C-2 (General Commercial) located at 516 W. Henri De Tonti Blvd. Parcel #830-37654-000.
3. **Conditional Use Permit** – The applicant is requesting conditional use permit approval to allow ancillary warehouse use in C-2, General Commercial. The property is located at 516 W. Henri De Tonti Blvd. Parcel #: 830-37654-000.
4. **Preliminary Large-Scale Development**-Casalini Warehouse is requesting to construct a 12,650 sq. ft. warehouse/office building on 0.72 acres. Parcel #s: 830-37574-000 and 830-37577-000.
5. **Waiver – Pam Trucking** – Pam Trucking is requesting a waiver from the Drainage Manual, to waive the requirement to install overflow weirs on flat side slopes of detention facilities with pond depths of 3' or less.
6. **Appeal Provisional Changes** – amend Tontitown code to accept appeal process changes.
7. **Amendment of R4 Zoning**

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

1. **Rezone Request**- The applicant is requesting a rezone of 16 acres from R-E (Residential Estates) to C-T (Commercial Trades & Services) located on Javello Rd. Parcel #'s 830-37883-100 & 830-37883-400.
2. **Rezone Request** – The request is requesting a rezone of 12.36 acres from C-2 (General Commercial)/R-3 (Residential) to C-2 (General Commercial) located at 516 W. Henri De Tonti Blvd. Parcel #830-37654-000.
3. **Conditional Use Permit** – The applicant is requesting conditional use permit approval to allow ancillary warehouse use in C-2, General Commercial. The property is located at 516 W. Henri De Tonti Blvd. Parcel #: 830-37654-000.

Comments from Staff

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



Public Hearing and Planning Commission
Meeting May 23, 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

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.