



Planning Commission

Kevin Boortz – Chairman
James Dean – Vice Chairman
Tom Joseph - Secretary
Josh Craine – 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-Zak Johnston
City Attorney- Harrington -Miller

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

Date: Tuesday, August 22, 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 July 25, 2023, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Rezoning Request-** Taldo Rentals is requesting a rezoning of 1.561 acres from C-2 (General Commercial) to C-T (Trades and Services) located at 290 S Barrington Rd. Parcel #: 830-37553-000 through 830-37557-000.
2. **Rezoning request-** Applicant is requesting a rezoning of 4.338 acres from both A (Agriculture) & R-3 (Residential) to R-E (Residential Estates) at 1064 N Barrington Rd. Parcel #: 830-38014-002 & 830-38015-000
3. **Rezoning request** – Applicant is requesting a rezoning of 8.47 acres from A (Agriculture) to R-2 (Residential) located at 1076 N Barrington Rd. Parcel #: 830-38014-000.
4. **Variance Request-** Applicant is requesting a variance for setbacks. The property is located at 764 Malbec Rd. Parcel #: 830-38971-000.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Request-** Applicant is requesting a variance for setbacks. The property is located at 764 Malbec Rd. Parcel #: 830-38971-000.

Adjournment

PLANNING COMMISSION

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4. **Preliminary Large-Scale Development** – MH Backhoe is requesting an expansion building of 8,700 sq ft and a concrete pad of 4,800 sf at 630 W Henri de Tonti Blvd. Parcel #: 830-37353-000.
5. **Preliminary Large-Scale Development** – NHS Tontitown, LLC is requesting a mini-storage building located on 6.122 acres at Pozza Lane. Parcel #: 830-37669-000.
6. **Waiver Request** – NHS Tontitown, LLC is requesting a waiver from Tontitown’s Drainage Manual Sec.6-other designs & considerations. Property is located at Pozza Lane. Parcel #: 830-37669-000.
7. **Waiver Request** - Neighborhood Storage is requesting a waiver from Tontitown’s Code of Ordinances, section 153.210 regarding off-street parking. Property is located at Pozza Lane. Parcel #: 830-37669-000.
8. **Waiver Request** - Neighborhood Storage is requesting a waiver from Tontitown’s Code of Ordinances, section 152.151 regarding material used on LSD for exterior buildings. Property is located at Pozza Lane. Parcel #: 830-37669-000.
9. **Waiver Request** – Pam Trucking School is requesting a waiver for commercial design standards for the property located at 294 and 296 Bandini Ave. Parcel #: 830-37563-000.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council Sept 19, 2023.

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Comments from Staff

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



**Public Hearing and Planning Commission
Meeting August 22, 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.