



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, March 26, 2024.

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Microsoft Teams 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 (Donnie Davis attended on via TEAMS)

4. Approval of Agenda

James Dean motioned to approve.
Second by Josh Craine

Motion Passes Unanimously

5. Approval of the February 27, 2024, minutes

Josh Craine motioned to approve.
Second by Tom Joesph

Motion Passes Unanimously

6. Comments from Citizens- NONE
7. Old Business- NONE
8. New Business

PUBLIC HEARING- NONE

Adjournment

BOARD OF ZONING ADJUSTMENTS- NONE

Adjournment

PLANNING COMMISSION

1. **Waiver** – The applicant is requesting a waiver from the Master Street Plan in Tontitown per Tontitown municipal code § 152.026. Property is located on 764 Javello Rd. Parcel #: 830-37987-400.

The applicant is requesting a waiver from the City Future Master Street Plan. The proposed location bisects the property diagonally from Northwest to Southwest. The location would deprive the property owners of the right to develop and subdivide for their children.

Josh Craine motioned to approve the Greenlee waiver request.
Second by Tom Joesph

Motion Passes Unanimously

Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council April 16, 2024.

NONE

Comments from Staff

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

Reference the city web site for detailed reports.

Mark Latham

1. **Still working on the development code, staff along with Kevin will be meeting on April 15th and hopefully will have the information pulled together, then we'll have to review it again, may have to have a workshop.**

Comments from Planning Commission

James Dean

1. **As a commission, we really need to think about giving final plat approval, before everything is done, due to what happened with the Veneto Project as far as widening of the street not being completed by the**

developer and now this is going to cost the citizens a couple of hundred thousand to finish the project.

Approximately four months ago, James told the mayor, engineer, and street department that the issues were going to be a possibility and he was assured that there were mechanisms in place to prevent this from happening. We need to look hard at the plat approvals without all conditions being met.

2. Kevin Boortz added that there are conditions that absolutely need to be completed and there are conditions that are conditional, so if codes need to be changed and addressed that's what we need to do.

Kevin Boortz

1. Chapter 152 is completed and will review on April 15th as a group and then a work session on it, we are going through chapter 153, each commissioner has had a couple of sections assigned to them to review and update and we'll review then hopefully we will the send to City Council in June for approval.
2. The commission would like the city council to be included in the updating of chapters 152 and 153.
3. Thanked everyone for attending the meeting.

Josh Craine Quote:

The most terrifying words in the English language are:
I'm from the government and I'm here to help.

[Ronald Reagan](#)



Public Hearing and Planning Commission
Meeting March 26, 2024, 6:00 PM
Virtual Meeting Participation Opportunities

Microsoft Teams

Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Teams:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Teams Meeting:

LINK: https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2I3OGY5ZDqtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%40thread.v2/0?context=%7b%22Tid%22%3a%223c738e4b-334e-4562-9a58-b8c7d8548c8f%22%2c%22Oid%22%3a%222993e075-860f-4394-890f-7a419347cd2d%22%7d

Or go to the Teams website to join: Meeting ID: 274 311 762 664; Passcode: uKnPav

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:**

- **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>

For assistance during the meeting, or for assistance logging into the meeting, please contact Brad Spurlock, Planning Tech, City of Tontitown. (479)361-2700 or at permits@tontitownar.gov.