

City Engineer – Terry Carpenter  
City Planner – Jeff Hawkins  
City Attorney – Slinkard Law Firm  
Public Works Director – James Clark  
Community Development – Rebecca Bennett

Planning Board  
Darrell Watts, Chairman  
Rocky Clinton, Vice Chairman  
Gene McCartney, Secretary  
Susan Sedberry, Member  
Jim Miller, Member

**Planning Commission Meeting  
May 26, 2015  
MINUTES**

**The Planning Commission Meeting is scheduled for Tuesday, May 26, 2015 at 7:00 p.m. at  
the Tontitown  
City Hall, located at 235 East Henri De Tonti Boulevard, Tontitown, Arkansas.**

**1. Meeting Call to Order**

Darrell Watts

**2. Roll Call**

All in Attendance

**3. Approval of Agenda**

Move Item 9 Comments from citizens to Item 5 on the agenda, moving forward

Motion by Rocky      Second by Gene      Vote Passes

**4. Approval of Minutes – April 28, 2015**

Motion by Rocky      Second by Gene      Vote Passes

**5. Comments from Citizens**

**Lisa Lovell, 1755 Kenneth Price Road**

**Jonathon Hanby, 13401 Talley Gate Road**

**Jeff and Debbie House**

**Tracy Stinson and daughter Rebecca, 13336 Kenneth Price Road**

**Denise Thomas**

**The list of concerned residents are here in reference to a company called Dragon Fly, which wants to build a wind farm consisting of a total of 250 poles with 2 turbines on each pole and a 250,000 square ft. warehouse. Rumor has it that if this wind farm fails this property**

supposedly be converted into a plastics factory, all on 311 acres. This property is part of Washington County.

Washington Co. is considering de-annexing the property, so it will be possible for the City Elm Springs to annex it into their area. The already purchased 311 acres located on Kenneth Price Road would have to be rezoned to industrial if this happens. The company Dragon Fly based out of Texas wants to build an experimental wind farm using turbines, the type that sound like plane engines at startup, this is according to residents that live next to them. Currently this area is zoned residential/agriculture. The reason for Tontitown to be concerned is that it adjoins this property and will stop any growth plans to the north and it will also be a financial burden to the city of Tontitown. Residents near and around this property are very concerned of the effects it will have on their livelihoods, for instance property value, noise pollution, wildlife which constantly has to relocate, and the short / long term health issues. At a recent Elm Springs Town Hall meeting residents have written letters and voiced their concerns but this city government plans to approve this rezoning if they get to annex this property in its city limits. Citizens at this meeting did not get their questions answered because the reps. were very vague on their answers. Contact numbers the company gave were false. When asked who the investors were the company responded that they would not disclose this information. The company Dragon Fly refuses to buy out the residents nor will this company be financially burdened with any road improvements that they are clearly going to damage. This will be the responsibility of the city of Elm Springs and city of Tontitown, told by Dragon Fly reps. Here is an example of the type of construction traffic that will be traveling back and forth on Tontitown and Elm Springs roads, remember these cities will fit the bill for fixing after construction is completed. Each pad measures 25'x25'x30' that is 381 yards of concrete per pad, that equals to 1,558 LOADS of concrete, 41 poles just for phase 1. Now you have to factor in the loads of gravel, dirt, building material being hauled in and damaging our roads and bridges that clearly are not designed for this type of traffic and affecting other cities way of life. The turbines measure 25'x75' per pole and there will be 2 on each pole. These residents desperately need help from Tontitown and Judge Edwards to stop this from happening and protect our peaceful way of life.

## 6. Old Business

### a. Review of Posted Security Deposits:

Willy James on S. Montegani Rd. - Board will need to revisit due to language, to see if funds comply. Darrell will check into this and report back to planning board at next meeting.

### b. Review of Approvals & Expirations:

K&K- Completed but James needs to get with engineer and do a final inspection.

Harrison Energy- Still in finishing stage

Las Palmas- Still working on

Casallini- Not broke ground

## 7. New Business

### a. White Property Line Adjustment

Gene Busher- 1 dwelling on 4 acres removing 1 property line and grant waiver for the sidewalks.

**Motion by Susan to remove property line      Second by Jim    Vote Passes**

**Motion by Rocky to grant wavier for sidewalks    Second by Susan    Vote Passes**

**b. D&F Replat**

**Requirements met ok to approve with minor conditions- need to fix a typo**

**c. D&F Large Scale Development**

**OK to approve waivers and sidewalks following a 7 day public notice**

**Motion to approve both 7B and 7C to the C.C. meeting**

**Motion by Susan      Second by Jim      Vote Passes**

**d. Mathias Large Scale Development**

**Motion to approve with minor conditions**

**Motion by Susan      Second by Jim      Vote Passes**

**8. Reoccurring Items**

**a. Review of Posted Security Deposits**

**Duplicate already done**

**b. Review of Approvals & Expirations**

**Duplicate already done**

**b. Review Building Activity**

**6 new home permits, 6 new Westbrook permits, no commercial permits**

**No word from church (ok for permit)**

**Nothing on the Whataburger**

**Have a call in to the State on pole and signal (No return call)**

**9. Review Items for Placement on City Council Agenda**

**Darrell out June 2 and 16, Susan is to attend June 2, 2015 C.C. meeting, Rocky is to attend June 16, 2015 C.O.W. meeting.**

- **Comments From Citizens**

**Moved to item 5**

- **Comments From Board Members**

**Gene- Thanks to James for fixing a blind spot on his road.**

**Susan- Find out what our powers and make a commitment ASAP in regards to wind farm. Put on the C.C meeting agenda.**

- **Meeting Adjourned**

