



Planning Commission

Rocky Clinton - Chairman
Kevin Boortz – Vice Chairman
Michael Lunsford - Secretary
Josh Craine - Member
Tom Joseph - Member
Penny Baskin – Member

City Staff and Consultants

City Planner - Anthony Apple
Public Works Director - James Clark
Code Enforcement Officer - Mark Ramsay
Building Inspector - Roger Duncan
City Engineer/Planning Consultant – Garver
City Attorney - Harrington – Miller

Planning Commission/ Board of Zoning Adjustments (BOZA) Agenda

Date: Tuesday, April 27, 2021

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti, Tontitown, AR 72770 (**limited seating due to COVID-19**), 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. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. Approval of March 30, 2021 Board of Zoning Adjustments and Planning Commission Meeting Minutes.
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**

PUBLIC HEARING

1. **Changes to Chapters of Tontitown City Code.**
 - a. Subsection 153.174 Special Conditions Applicable to Certain Uses-Outdoor Storage
 - b. Subsection 153.021 Definitions of Terms and Uses
 - c. Subsection 153.083 Commercial Use Table
 - d. Subsection 152.151 Design Standards
 - e. Subsection 153.212 Landscaping
 - f. Appendix A (Chapter 153)
 - g. Appendix B (Chapter 153)
2. **2210 Waste Management Drive:** Eco-Vista will be submitting a large-scale development that will include multiple site improvements. – **TABLED FOR FURTHER REVIEW**
3. **2501 S. Barrington Road:** Request to vary from the required 20-ft side setback in an R-1 zoned area for the construction of an accessory building.
4. **1199 E. Henri de Tonti Blvd:** Proposal to rezone property from C-2 General Commercial District to C-T Commercial Trades and Services.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

3. **2501 S. Barrington Road**: Request to vary from the required 20-ft side setback in an R-1 zoned area for the construction of an accessory building.

Adjournment.

PLANNING COMMISSION

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PLANNING COMMISSION ITEMS TO CITY COUNCIL

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 - c. Subsection 153.083 Commercial Use Table
 - d. Subsection 152.151 Design Standards
 - e. Subsection 153.212 Landscaping
 - f. Appendix A (Chapter 153)
 - g. Appendix B (Chapter 153)
4. **1199 E. Henri de Tonti Blvd**: Proposal to rezone property from C-2 General Commercial District to C-T Commercial Trades and Services.

Comments from Staff

Reports

Comments from Commission Members

Meeting Adjourned

Adjournment.



**Public Hearing and Planning Commission
Meeting April 27, 2021 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://zoom.us/j/97520833197>

Or go to the zoom website to join: <https://www.zoom.us/join> and enter the Meeting ID: 975 2083 3197

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: 975 2083 3197 #

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/UClbUv481CeNFF2JNwoOsrNQ>

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.