



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, July 25, 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 June 27, 2023, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Rezone Request-** The applicant is requesting a rezone of 9.60 acres from A (Agriculture) to R-1 (Residential) located at 1380 Kissinger Rd. Parcel #: 830-38146-000.
2. **Variance** – Pam Trucking School is requesting a variance to code 153.210, subsection 4E for parking areas and drives to be paved. Project is located at 294 & 296 Bandini Ave. Parcel #: 830-37563-000.
3. **Variance** – Joe Bumper Collision is requesting a variance to code 153.210(A)(4)(g) for off-street parking and loading spaces to be paved a minimum of 100' from street frontage right-of-way. The project address is 110 Industrial Drive. Parcel #: 830-37814-000.
4. **Variance** – Joe Bumper Collision is requesting a variance to code 153.212(I)(4)(a) for a 10' landscape buffer required along W. Industrial Dr. The project address is 110 Industrial Drive. Parcel #: 830-37814-000.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance** – Pam Trucking School is requesting a variance to code 153.210, subsection 4E for parking areas and drives to be paved. Project is located at 294 & 296 Bandini Ave. Parcel #: 830-37563-000.
2. **Variance** – Joe Bumper Collision is requesting a variance to code 153.210(A)(4)(g) for off-street parking and loading spaces to be paved a minimum of 100' from street frontage right-of-way. The project address is 110 Industrial Drive. Parcel #: 830-37814-000.
3. **Variance** – Joe Bumper Collision is requesting a variance to code 153.212(I)(4)(a) for a 10' landscape buffer required along W. Industrial Dr. The project address is 110 Industrial Drive. Parcel #: 830-37814-000.

Adjournment

PLANNING COMMISSION

1. **Rezone Request-** The applicant is requesting a rezone of 9.60 acres from A (Agriculture) to R-1 (Residential) located at 1380 Kissinger Rd. Parcel #: 830-38146-000.
2. **Preliminary Large-Scale Development-**Pam Trucking School is requesting to construct a 6720 sq. ft. office building on 9.53 acres. Parcel #: 830-37563-000.
3. **Preliminary Large-Scale Development-** Joe Bumper is requesting to construct a 8700 sq. ft. building to include office, retail and repair shop on 1.15 acres. Parcel #830-37814-000.
4. **Preliminary Large-Scale Development** – CPS of NWA is requesting to construct a 17,500 sq. ft. building on 2.16 acres. Parcel #: 830-37626-002

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council Aug. 15, 2023.

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Comments from Staff

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



Public Hearing and Planning Commission
Meeting July 25, 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.