



### Planning Commission

Kevin Boortz – Chairman  
James Dean – Vice Chairman  
Tom Joseph - Secretary  
Josh Craine – Member  
Candy Black – Member  
Donny 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

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## ***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)

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### **1. Planning Commission Meeting Call to Order**

### **2. Pledge of Allegiance**

### **3. Roll Call**

All in attendance

### **4. Approval of Agenda**

Tom Joesph motioned to approve the agenda.

Second by Josh Craine

Motion Passes Unanimously

### **5. Approval of the June 27, 2023, minutes**

James Dean motioned to approve the minutes.

Second by Donnie Davis

Motion Passes Unanimously

### **6. Comments from Citizens- NONE**

### **7. Old Business- NONE**

### **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.

No public comments

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.

**No public comments**

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.

**James Miller has a business next to this property and asked about the fencing and where the damaged parts would be stored.**

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.

**No public comments**

### **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.

Applicant is requesting a variance request from section 153.210, subsection 4E, parking areas and drive aisles shall be paved. Most students will be coming in by bus or parking on current areas on campus. One ADA parking will be concrete. As to variance to drive aisles, the establishment of the truck driving school, students will be using trucks with a lot of turning movements that will tear up asphalt.

**James Dean motioned to approve.**

**Second by Josh Craine**

**Motion Passes Unanimously**

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.

**James Dean motioned to approve.**

**Second by Candy Black**

**Motion Fails Unanimously**

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.

Applicant describes their hardship as unusable area of the lot which requires drive aisles on either side.

**Josh Craine motioned to approve.**  
**Second by Donnie Davis**

**Tom Joseph Voted- NO**  
**James Dean Voted- YES**  
**Donnie Davis Voted- NO**  
**Kevin Boortz Voted- NO**  
**Josh Craine Voted- NO**  
**Candy Black Voted- NO**

**Motion Fails 5 (NO) to 1 (YES)**

### **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.

The owners for this rezone request are Robert and Mary McAllister. The property is located at 1380 Kissinger Ave. The owners wish to sell 9.60 acres and allow for one single family residence.

**Josh Craine motioned to approve the rezoning.**  
**Second by Tom Joseph**

**Motion Passes Unanimously- Moves to the next City Council Meeting for final approval.**

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.

Applicant is requesting Preliminary LSD approval to construct a Trucking School, along with associated site improvements and requisite utility connections.

**Tom Joseph motioned to approve the Large-Scale Development.**  
**Second by Josh Craine**

**Motion Passes Unanimously**

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.

Applicant is requesting Preliminary LSD approval to construct a Collison Center, along with associated site improvements and requisite utility connections.

**Tom Joseph motioned to approve the Large-Scale Development with conditions.  
Second by Josh Craine**

**Motion Passes Unanimously**

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

**Josh Craine motioned to approve the Large-Scale Development with conditions.  
Second by Candy Black**

**Motion Passes Unanimously**

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

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.

#### **Comments from Staff**

1. **June Building Activity Report-** Reference the city website for detailed report.

**Brad Spurlock**

1. **There was an entry error between the residential and commercial amounts, and this will be corrected.**
2. **Thanked everyone for coming to tonight's meeting.**
3. **Current Planning Projects Report-** Reference the city website for detailed report.

**Mark Latham**

1. **Some developments will have to be resubmitted due to the expiration date.**
2. **Tech. Review Meeting is Tuesday August 1, 2023, at 10:00 AM.**

3. Stormwater Phase 1 is ready and will start applying for grants.

**Comment from Planning Commission**

**Tom Joseph**

1. Gave a realtor's view update on the housing in our area.
2. Thanked everyone for coming to tonight's meeting and for the comments.

**Donnie Davis**

1. Said the discussion of the 10-year plan meeting was very interesting.
2. Glad to be a part of this commission.

**James Dean**

1. Thanked everyone for coming to tonight's meeting and for the comments.

**Josh Craine- Quote**

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**Every day is a new opportunity. You can build on yesterday's success or put its failures behind**

**and start over again. That's the way life is, with a new game every day, and that's the way**

**baseball is. Bob Feller**

**Adjourned**