



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, January 23, 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
4. Approval of Agenda
5. Approval of the December 18, 2023, minutes
6. Comments from Citizens
7. Old Business
8. New Business

PUBLIC HEARING

1. **Rezone** – The applicant is requesting to rezone a piece of land containing 1.00 acre from R-3 (Residential) to C-2 (General Commercial) located at 695 Sbanotto Ave. Parcel #: 830-37658-003.

Adjournment

BOARD OF ZONING ADJUSTMENTS

Adjournment

PLANNING COMMISSION

1. **Rezone** – The applicant is requesting to rezone a piece of land containing 1.00 acre from R-3 (Residential) to C-2 (General Commercial) located at 695 Sbanotto Ave. Parcel #: 830-37658-003.
2. **Industrial Circle Large Scale Development** – The applicant is requesting LSD approval to construct a 7,564 sq. ft. retail center with (4) four units on approximately 1.05 tract of land along W. Henri De Tonti Blvd.

Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council Dec 19, 2023.

1. **Rezone** – The applicant is requesting to rezone a piece of land containing 1.00 acre from R-3 (Residential) to C-2 (General Commercial) located at 695 Sbanotto Ave. Parcel #: 830-37658-003.

Comments from Staff

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



Public Hearing and Planning Commission
Meeting January 23, 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_M2I3OGY5ZDdtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%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 Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at cetmcnair@garverusa.com.