



**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

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***Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes***

Date: Tuesday, April 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)

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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

Add to the end - Land Use Development Agreement

Josh Craine motioned to approve the agenda.

Second by Donnie Davis

Motion Passes Unanimously

5. Approval of the March 26, 2024, minutes

Tom Joesph motioned to approve.

Second by James Dean

Motion Passes Unanimously

6. Comments from Citizens-

Misty Piazza 782 Piazza Rd., Tontitown, AR

1. Inviting everyone to the “Cries of the Cotton Fields” Documentary on May 8<sup>th</sup>, at 6:00 PM at the Harber High School Auditorium.

7. Old Business- NONE

8. New Business

**PUBLIC HEARING**

1. **Rezoning request** – applicant is requesting to rezone 10.46 from “R-3” (Residential) to “A” (Agricultural) located at 1278 Piazza Rd. Parcel #: 830-38771-000.

The following citizens respectfully opposed to the RV Park for the following reasons-

Letitia Stain 1458 Piazza Rd., Tontitown, AR  
Judy McFalls 1513 Piazza Rd., Tontitown, AR  
Rick Piazza 720 Piazza Rd., Tontitown, AR  
Lance Stewart 1367 Piazza Rd., Tontitown, AR  
Paul Nordin 1007 Piazza Rd., Tontitown, AR  
David Hatfield 1539 Piazza Rd., Tontitown, AR  
Danny Neal 1203 Piazza Rd., Tontitown, AR  
Clint Neal 1219 Piazza Rd., Tontitown, AR  
Blane Smith 1309 Piazza Rd., Tontitown, AR

1. Piazza Road is too narrow to accommodate large RV, such as a Class A Coach.
2. Piazza Road is a dead-end road.
3. Increase damage to other properties because there is not enough room for large vehicles to turn around.
4. Possibly a decrease in property value.
5. People use Piazza Road to walk, jog and kids ride their bikes, so safety is a concern.
6. Not against the idea but it's the location.
7. Extra traffic
8. The increase in people and visitors to the RV Park.
9. Residents like the quite country setting.
10. Road damage.
11. Possibly more RV Parks could be created if allowed.

The following citizens respectfully are in favor of the RV Park for the following reasons-

Kelly Johns 799 Bausinger, Tontitown, AR

1. Came from a small community in Texas and having RV Parks in the area was a great thing, because they brought in tourism.
2. The RV families come in to visit their friends/families and bring in revenue to our city by shopping, eating at our restaurants, buy our gas, come to be a part of the Grape Festival and more.
3. Tontitown has a lot of industrial.
4. Do we want Tontitown to be known as Tontitown or as a part of Springdale?
5. RV Parks are strong communities, and they work well within each other, and they tell others if they like a park.
6. This could have a positive impact for Tontitown.
7. Her street is the same length and width as Piazza and it's used by RV's, trucks, walkers, bikers we all have those concerns on our streets but as we move forward all those things can be worked out.
8. What the Siemens create can be beneficial for them and our community and make Tontitown what we desire it to look like.

Amy Couch 1230, 1238 and 1246 Piazza Rd., Tontitown, AR

1. Had a house fire and the Fire Department had no trouble getting up her driveway.
  2. The RV Park will be directly across from her dad's house and will be seen but will be well hidden from other neighbors.
  3. If needed she has no issues letting RV's cross her yard and use her driveway.
  4. Those who are worried about the eight RV's need to research the Don Tyson Extension that's going to come in and connect to Piazza.
  5. This area had a country setting and now it houses and people everywhere it's not country anymore, it's gone.
  6. Don Tyson is bringing what everybody is afraid of, dump trucks, semi's, not an RV Park.
2. **Conditional Use Permit** – applicant is requesting a conditional use to develop an 8-pad site for a RV Park at the NE corner of 1278 Piazza Rd. Parcel #: 830-38771-000.  
**No Comments**
3. **Variance request** – applicant is requesting a variance to development code 153.080-153.087 regarding encroachment into setbacks. The property is located on 2536 Brush Creek Rd on a total of 5.775 acres. Parcel #'s: 830-37891-200 & 830-37891-230.  
**NO Comments**

**Adjournment- Adjourned**

**BOARD OF ZONING ADJUSTMENTS**

1. **Variance request** – applicant is requesting a variance to development code 153.080-153.087 regarding encroachment into setbacks. The property is located on 2536 Brush Creek Rd on a total of 5.775 acres. Parcel #'s: 830-37891-200 & 830-37891-230.

The owners of the property, Erik and Juan Martinez inherited the land from their grandfather. The applicants desire to split the current two parcels equally along an existing fence line. In order to do this, two existing buildings encroach into building setbacks.

The applicant is requesting two (2) Variances:

- VARIANCE 1: Tract 1 requires an 18' variance of the required 30-foot setback building variance.
- VARIANCE 2: Tract 2 requires an 16' variance of the required 30-foot setback building variance.

Josh Cranie motioned to approve the variance request located at 2536 Brush Creek Rd.

Second by Donnie Davis

Motion Passes Unanimously

**Adjournment**

**PLANNING COMMISSION**

- 1 **Rezoning request** – applicant is requesting to rezone 10.46 from "R-3" (Residential) to "A" (Agricultural)

located at 1278 Piazza Rd. Parcel #: 830-38771-000.

The owners of this request desire to rezone 10.46 acres to develop an 8-pad site for a RV Park at the NE part of the property. A Conditional Use Permit must be approved for the RV Park.

Josh Craine motioned to approve the rezoning request from R3 to Agriculture located at 1278 Piazza Rd.  
Second by Tom Joesph

Motion Passes Unanimously

- 2. Conditional Use Permit** – applicant is requesting a conditional use to develop an 8-pad site for a RV Park at the NE corner of 1278 Piazza Rd. Parcel #: 830-38771-000.

The applicant is requesting CUP approval to construct an 8 pad/site RV Park in the northeast corner of the parcel. The entrance will be off Piazza Road and will require the development of an LSD. This property is owned by Grant and Kimberly Siemens. Certain types of use in agriculture zoning with a CUP could fall under the Outdoor Recreation use. The zoning code does not have a code for RV.

Owner Grant Siemens came prepared and presented his vision of the RV Park “Bella Serata” meaning “Beautiful Evening”, he also respectfully addressed his neighbors' concerns and answered the Planning Commissions questions.

James Dean motioned to approve the Conditional Use Permit.  
Second by Donnie Davis

Josh Cranie Votes- Abstained

Kevin Boortz Voted- YES

James Dean Voted- NO

Candy Black Voted- NO

Tom Joseph Voted- NO

Donnie Davis Voted- NO

4 Votes- NO to 1 Vote- YES to 1 VOTE- ABSTAINED

Motion Fails

The owner may appeal to the City Council.

### **Adjournment**

### **PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council June 18, 2024.**

- 1. Rezoning request** – applicant is requesting to rezone 10.46 from “R-3” (Residential) to “A” (Agricultural) located at 1278 Piazza Rd. Parcel #: 830-38771-000.

### **Comments from Staff**

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

for detailed report.

2. **Current Planning Projects Report-** Reference the city website for detailed report-

Reference the city website for detailed report.

**Comments for Planning Commission-**

**Candy Black**

1. Thanked everyone for attending tonight's meeting.

**Tom Joesph**

1. Thanked everyone for attending tonight's meeting.

2. Great presentation by Mr. Siemens and good luck with the appeal.

3. Read a letter of resignation to vacate his Planning Commission seat, he will stay on a few more months, then will be moving to Texas to live closer to his kids and grandkids.

**Donnie Davis**

1. We have a great community, and it was a great meeting.

**James Dean**

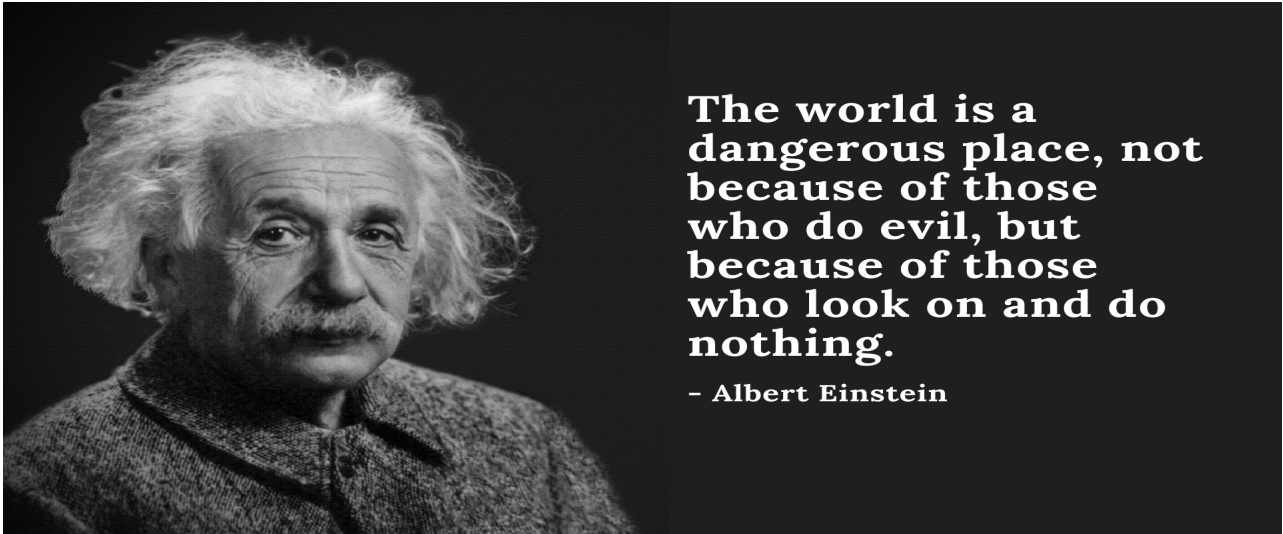
1. Great turnout and hope the Siemen's go forward with their appeal.

**Josh Craine**

1. Josh stated if he flipped a quarter on this deal, it would have landed on its side, because he's 100,000 percent pro property rights and 100,000 percent pro people and how can you ignore people when they all show up like this, maybe in big government you may not feel you have a voice but for him it does matter.

2. Tom, this Commission, and this town are going to lose an ally and the way we vote we genuinely have the best interest of Tontitown, and the town should be sad that Tom is leaving. The city council has a tall order to replace Tom.

Quote:



Kevin Boortz

1. Thanked Tom for all he has done for Tontitown, you definitely put forth your best and appreciate all that you've done, and you will be missed, tough shoes to fill.

**Adjournment- Ajourned**