



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
Engineer-Zak Johnston, CK Civil Engineering
City Attorney- Harrington -Miller

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

Date: Tuesday, June 25, 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 May 28, 2024, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **CUP Mathias Warehouses** – The applicant is requesting a conditional use permit for office/warehouse usage on 4.20 acres. Address is Agnes and Albano Dr. Parcel #: 830-39936-000, 830-39937-000, 830-39938-000 and 830-39939-000.
2. **Variance Mathias Warehouses** – The applicant is requesting a variance from Tontitown City Code 151.151 design standards for parking cross-access to adjacent properties. Address is Agnes and Albano Dr located on 4.20 acres. Parcel #: 830-39936-000, 830-39937-000, 830-39938-000 and 830-39939-000.
3. **Variance Mathias Warehouses** – The applicant is requesting a variance from Tontitown City Code 151.151 design standards for building facades. Address is Agnes and Albano Dr located on 4.20 acres. Parcel #: 830-39936-000, 830-39937-000, 830-39938-000 and 830-39939-000.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Mathias Warehouses** – The applicant is requesting a variance from Tontitown City Code 151.151 design standards for parking cross-access to adjacent properties. Address is Agnes and Albano Dr located on 4.20 acres. Parcel #s: 830-39936-000, 830-39937-000, 830-39938-000 and 830-39939-000.
2. **Variance Mathias Warehouses** – The applicant is requesting a variance from Tontitown City Code 151.151 design standards for building facades. Address is Agnes and Albano Dr located on 4.20 acres. Parcel #s: 830-39936-000, 830-39937-000, 830-39938-000 and 830-39939-000.

Adjournment

PLANNING COMMISSION

1. **CUP Mathias Warehouses** – The applicant is requesting a conditional use permit for office/warehouse usage on 4.20 acres. Address is Agnes and Albano Dr. Parcel #s: 830-39936-000, 830-39937-000, 830-39938-000 and 830-39939-000.
2. **Large-Scale Mathias Warehouses** – The applicant is requesting Large-Scale Development to construct 4-19,066 sq ft buildings on 4.2 acres located on Agnes and Albano Dr. Parcel #s: 830-39936-000, 830-39937-000, 830-39938-000 and 830-39939-000
3. **Strawberry Plant Preliminary Plat** – The applicant is requesting a preliminary plat approval for a 46-lot subdivision located between Harmon Rd and Strawberry Plant Rd located on 60.09 acres. Parcel #: 001-17120-000.

Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING July 2, 2024.

1. **CUP Mathias Warehouses** – The applicant is requesting a conditional use permit for office/warehouse usage on 4.20 acres. Address is Agnes and Albano Dr. Parcel #s: 830-39936-000, 830-39937-000, 830-39938-000 and 830-39939-000.

Comments from Staff

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



Public Hearing and Planning Commission
Meeting June 25, 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_M2I3OGY5ZDqtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%40thread.v2/0?context=%7b%22id%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 Brad Spurlock, Planning Tech, City of Tontitown. (479)361-2700 or at permits@tontitownar.gov.