



Planning Commission

Kevin Boortz – Chairman
James Dean – Vice Chairman
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, July 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 June 25, 2024, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Verizon Cell Tower CUP** – Applicant is requesting a Conditional Use Permit located at 1853 W Henri De Tonti Blvd. The property is zoned C-2 (General Commercial), containing 7.59 acres. The request is for a telecommunications facility. Parcel #830-37879-200.

Adjournment

BOARD OF ZONING ADJUSTMENTS

Adjournment

PLANNING COMMISSION

1. **Verizon Cell Tower CUP** – Applicant is requesting a Conditional Use Permit located at 1853 W Henri De Tonti Blvd. The property is zoned C-2 (General Commercial), containing 7.59 acres. The request is for a telecommunications facility. Parcel #830-37879-200.
2. **Verizon Cell Tower LSD** – Applicant is requesting Large–Scale Development located at 1853 W Henri De Tonti Blvd. The property is zoned C-2 (General Commercial), containing 7.59 acres. The request is for a telecommunications facility. Parcel #830-37879-200.

3. **Taldo Rentals LSD** – Applicant is requesting Large–Scale Development located at the corner of Barrington Street and Bandini Street. The property is zoned C-T (Commercial Trades and Services), located on 1.56 acres. This request is for a proposed 19,635 sq ft. ancillary warehouse. Parcel #: 830-37553-000 through 830-37557-000.
4. **Taldo Rentals Waiver** – Applicant is requesting a waiver from chapter 152.151 “Design Standards for LSD” Building Materials.
5. **Mathias Shopping Centers, Inc. Waiver** – Applicant is requesting a waiver from chapter 152.151 “Design Standards” Building Materials.
6. **Final Plat Amelia Acres** – Applicant is requesting Final Plat Subdivision approval for the one (1) commercial lot within the City Limits, and seven (7) residential lots within the Planning Area on 10.18 acres of land. Parcel #'s: 830-37755-000 and 001-16882-000.
7. **Sloan Crest Preliminary Plat Extension** – Applicant is requesting a extension of the Preliminary Plat, originally approved October 17, 2022 along with a variance approval on February 13, 2023.

Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING August 5, 2024.

1. **Verizon Cell Tower CUP** – Applicant is requesting a Conditional Use Permit located at 1853 W Henri De Tonti Blvd. The property is zoned C-2 (General Commercial), containing 7.59 acres. The request is for a telecommunications facility. Parcel #830-37879-200.

Comments from Staff

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



Public Hearing and Planning Commission
Meeting July 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_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.