



**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

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***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)

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

**2. Pledge of Allegiance**

**3. Roll Call**

Josh Craine was absent

**4. Approval of Agenda**

James Dean motioned to approve.

Second by Donnie Davis

Motion Passes Unanimously

**5. Approval of the June 25, 2024, minutes**

Donnie Davis motioned to approve.

Second by Candy Black

Motion Passes Unanimously

**6. Comments from Citizens- NONE**

**7. Old Business- NONE**

**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.

**No Public Comments**

**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.

The project site is located at the southwest corner of 1853 W. Henri de Tonti Blvd (Parcel #830- 37879-200).

The property owner is Upward Investment, LLC. See Figure 1, Vicinity Map. The project site is approximately 5,625 sf in footprint area. The project site will be accessed via a gravel access drive and a turn-around area at the site will be constructed with the development.

The proposed tower will be a three-legged self-supporting tower and have a maximum height of 260 feet in height.

Rhonda Doudna 462 Pozza Lane, Tontitown, AR

1. Opposes the tower location, the type of tower and questions the design if the tower should fall.

Andy Rodenstreick representing Verizon was available by TEAMS.

Updated change:  
199 feet in height  
Type- Monopole

No motion was made, and no reason given at this time.

Item is Dead

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.

Verizon Wireless is requesting Preliminary Large-Scale Development (LSD) approval to construct a 195' monopole communications tower on a 7.59 AC parcel located just south of HWY 412 and west of S Pinalto RD. The applicant would be leasing a portion of the property with the lease agreement totaling 5,625 sq.ft. located in the southwest corner of the parent tract. Access to the project site from HWY 412 is proposed through an access easement.

This Item is Dead

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.

The applicant is requesting Preliminary Large Scale Development plan approval for a 15,712 flex space commercial building, complete with 8 leasable units in a CT zone along Barrington Road. The proposed plan includes half street improvements to both Barrington RD and Bandini AVE, complete with both 12' trail and 6' sidewalk sections, 39 parking stalls, and offsite sewer extension to the northeast, watermain extension across Barrington RD, detention pond, and landscaping.

The property abuts residential zoning to the south; the southern side setback has been doubled to accommodate the triggering property.

Donnie Davis motioned to approve the Taldo Rentals LSD with conditions.

Second by Candy Black

Kevin Boortz Voted- YES

James Dean Voted- NO

Candy Black Voted- YES

Donnie Davis- YES

3 Votes- YES to 1 Vote- NO

Motion Passes

4. **Taldo Rentals Waiver** – Applicant is requesting a waiver from chapter 152.151 “Design Standards for LSD” Building Materials.

Request to waive the requirements in code sections 152.151 Design Standards for LSD for 75% materials on the primary façade.

Architect Kim Fugitt was present to answer questions.

Donnie Davis motioned to approve Taldo Rental Waiver.

Second by James Dean

James Dean Voted- NO

Donnie Davis Voted- YES

Kevin Boortz Voted- YES

Candy Black Voted- YES

3 Votes- YES to 1 Vote- NO

Motion Passes

5. **Mathias Shopping Centers, Inc.** Waiver – Applicant is requesting a waiver from chapter 152.151 “Design Standards” Building Materials.

Mathias Warehouse is requesting Wavier approval to reduce landscaping for large scale development design standards located on Agnes Dr and Albano Dr. The waiver is for Development Code 152.151 (E)(1),(5),& (6)

Tyler Avery representing Mathias Shopping Centers and Trent with Crafton Tull were present to answer questions.

Candy Black motioned to approve the waiver design.  
Second by Donnie Davis

Kevin Boortz Voted- YES  
James Dean Voted- NO  
Candy Black Voted- YES  
Donnie Davis Voted- YES

3 Votes- YES to 1 Vote- NO

Motion Passes

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.

The applicant is requesting Final Plat approval for a (7) seven lot residential subdivision with (1) one commercial lot along Fiori ST. The project lies both in the Tontitown Planning area (residential lots) and Tontitown City Limits (commercial lot). The project included the installation of half street improvements to Fiori ST WC 853 (Washington County Jurisdiction), detention pond, and an 8” watermain extension.

Donnie Davis motioned to approve the Final Plat.  
Second by Candy Black

Motion Passes Unanimously

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.

The below request was submitted by Engineering Services, Inc.

The Preliminary Plat for Sloan Crest Subdivision was approved by the Planning Commission on October 17, 2022. A variance necessary to build the subdivision was approved at the February 13, 2023 Planning Commission meeting.

Since that time, we have been working to get construction plan and permit approvals, as well as select a contractor. The project was submitted to and approved by the Arkansas Health Department for review and approval of the water and sewer improvements, and additional meetings with public works and engineering staff have been held to discuss construction details for the project. The delay in moving forward to construction is related to changes to the sanitary sewer system serving the development.

We hereby request a twelve month extension of the preliminary plat approval.

Donnie Davis motioned to approve.

Second by James Dean

Motion Passes Unanimously

### **Adjournment**

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

#### **Comments from Staff**

**1. June Building Activity Report**

**Reference the city website for detailed report.**

**2. Current Planning Projects Report**

**Reference the city website for detailed report.**

**Mark Latham and Brad Spurlock**

- 1. Both agree things are looking good.**

#### **Comments from Planning Commission**

**Kevin Boortz and James Dean**

- 1. Thanked everyone for attending tonight's meeting.**



**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](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>

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**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](mailto:permits@tontitownar.gov).**