



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, August 27, 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 July 23, 2024, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Variance Request** – Applicant is requesting a variance located at 664 Malbec Rd. This property is zoned R-3 (Residential), located on .29 acres. The request is for setbacks requirements.
2. **Variance Tontitown Winery** – Applicant is requesting a variance located at 335 S Barrington Rd. The property is zoned C-2 (General Commercial), located on 1.43 acres. The request is for building setbacks requirements.
3. **Conditional Use Permit** – Applicant is requesting a conditional use permit for property located at 1026 W. Morsani Ave. Currently zoned C-2 (General Commercial) and contains 2.76 acres. The request is for a primary residence. Parcel #: 830-37717-000.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Request** – Applicant is requesting a variance located at 664 Malbec Rd. This property is zoned R-3 (Residential), located on .29 acres. The request is for setbacks requirements.
2. **Variance Tontitown Winery** – Applicant is requesting a variance located at 335 S Barrington Rd. The property is zoned C-2 (General Commercial), located on 1.43 acres. The request is for building setbacks requirements.

Adjournment

PLANNING COMMISSION

1. **Conditional Use Permit** – Applicant is requesting a conditional use permit for property located at 1026 W. Morsani Ave. Currently zoned C-2 (General Commercial) and contains 2.76 acres. The request is for a primary residence. Parcel #: 830-37717-000.
2. **CPS of NWA LSD Extension** – Applicant is requesting an extension to the LSD application that was approved on July 25, 2023, by the Tontitown Planning Commission.
3. **City of Planning Staff** – Discussion to amend Tontitown Code of Ordinances Chapter 152.151(E)(1) – Building design. The proposed amendment would add verbiage to clarify definitions of material allowed for certain uses.

Adjournment

**PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING
September 3, 2024.**

1. **Conditional Use Permit** – Applicant is requesting a conditional use permit for property located at 1026 W. Morsani Ave. Currently zoned C-2 (General Commercial) and contains 2.76 acres. The request is for a primary residence. Parcel #: 830-37717-000.

Comments from Staff

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



**Public Hearing and Planning Commission
Meeting August 27, 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.