



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, October 22, 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 September 24, 2024, minutes
6. Comments from Citizens
7. Old Business
8. New Business

PUBLIC HEARING

1. **Variance Renley Rae Prelim Plat** – Applicant is requesting variances on both the lot width and depth sizes located on the corner of Klenc and Morsani Rds. The property is zoned R-3(Residential) on 30.46 acres. Parcel #: 830-37722-000.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Renley Rae Prelim Plat** – Applicant is requesting variances on both the lot width and depth sizes located on the corner of Klenc and Morsani Rds. The property is zoned R-3(Residential) on 30.46 acres. Parcel #: 830-37722-000.

Adjournment

PLANNING COMMISSION

1. **Renley Rae Prelim Plat** – Applicant is requesting a preliminary plat approval on the corner of Klenc and Morsani Rds. The property is zoned R-3(Residential) on 30.46 acres. Parcel #: 830-37722-000.
2. **Hugg & Hall Parking Lot LSD** – Applicant is requesting a large-scale development at 331 Agnes Dr. The property is zoned C-2(General Commercial) on 12.32 acres. Parcel #: 830-37613-004 and 830-37613-003.
3. **Verizon Cell Tower Review** – Applicant is requesting a large-scale development at 1853 W Henri De Tonti Blvd. The property is zoned C-2(General Commercial) on 7.60 acres. Parcel #: 830-37879-200.
4. **Discussion of Tontitown, Arkansas Code of Ordinances update:** Chapters 152 -Development and Subdivision Regulations and 153 – Zoning Regulations.
5. **Discussion of 152.151** Design Standards for Large-Scale Developments (E)(1) Material-Definitions of Primary Materials/Trim.

Adjournment

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

Comments from Staff

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



Public Hearing and Planning Commission
Meeting October 22, 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_M2I3OGY5ZDgtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%40thread.v2/0?context=%7b%22Tid%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.