



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, September 24, 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

All in attendance

4. Approval of Agenda

Josh Craine motioned to approve the agenda.

Second by Candy Black

Motion Passes Unanimously

5. Approval of the August 27, 2024, minutes

Josh Craine motioned to approve the minutes.

Second by Donnie Davis

Motion Passes Unanimously

6. Comments from Citizens

Rhonda Doudna

1. Halloween in the Park is coming up and if the Planning Commission would like to sponsor a bench the cost is \$100.00.

2. Need candy, volunteers, money.

7. Old Business-

- A. 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.

No citizen comments.

8. New Business

PUBLIC HEARING

Adjournment

BOARD OF ZONING ADJUSTMENTS

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.

The owners reside at the following address, which was built in 2018 and is located and southern portion of the parcel under discussion, 1026 W. Morsani Ave, Tontitown, AR 72762. Owners would like to be granted permission to use said area as residential specifically for the addition of two (2) single-family residences.

Donnie Davis motioned to accept the C.U.P.

Josh Craine Voted- NO

Kevin Boortz Voted- YES

James Dean Voted- YES

Candy Black Voted- YES

Dinnie King Voted YES

Motion Passes and will move to the next City Council Meeting.

- 2. 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.

Donnie Davis motioned to accept.

Second by Josh Craine

Motion Passes Unanimously and will move to the next City Council Meeting.

3. **Tontitown Planning Commission** – discuss approval of siding to be used on the Palecero Active Lifestyle project. Need approval, denial or suggestion.

Josh Craine motioned to approve specific cement board that is currently installed.

Second by Donnie Davis

Josh Craine Voted- YES

Kevin Boortz Voted- YES

James Dean Voted- NO

Candy Black Voted- YES

Donnie Davis Voted- YES

Motion Passes

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.
2. **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.

Comments from Staff

1. **August Building Activity Report- Reference the city website for detailed report.**
2. **Current Planning Projects Report- Reference the city website for detailed report.**

Mark Latham

1. **Heritage reveal at the next Committee of the Whole Meeting.**

Brad Spurlock

1. **Madelyn Parker has moved to the Planning Department and is a great asset.**
2. **Early voting booths will be in the council chambers and may have to reschedule meeting.**

Comments from Planning Commission-

Donnie Davis

1. **Due to the holiday's, we may need to discuss rescheduling meeting dates.**

James Dean

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

Josh Craine Quote

"The only thing that feels better than winning, is winning when nobody thought you could"

Hank Arron

Adjournment- All in Favor



**Public Hearing and Planning Commission
Meeting September 24, 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.