



**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, November 26, 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

Donnie Davis was available by phone and Josh Craine was available online.

4. Approval of Agenda

Candy Black motioned to approve the agenda.

Second by James Dean

Motion Passes Unanimously

5. Approval of October 22, 2024, minutes

James Dean motioned to approve the minutes.

Second by Candy Black

Motion Passes Unanimously

6. Comments from Citizens- NONE
7. Old Business- NONE
8. New Business-

**PUBLIC HEARING**

1. **Casalini Phase 2 Rezone** – Applicant is requesting a rezone of property located at 992 E. Henri De Tonti Blvd. Applicant is requesting zoning from C-2 (General Commercial) to C-T (Commercial Trades and Services) and is on .77 acres. Parcel #'s: 830-37575-000 & 830-37578-000.

**Paul Rossi**

1. **The state is reworking the corner section where his business is located and he is uncertain of how parking will affect his property so, he is opposed to this rezone request.**

**Adjournment**

**BOARD OF ZONING ADJUSTMENTS**

1. **Variance Romano Ave** – Applicant is requesting a variance located at 408 Romano Ave. The property is zoned R-3 (Residential) on .25 acres. Parcel #: 830-38715-000.

The owner of the property, Andrea Lampe-Welch, is requesting a setback variance request to install a swimming pool at the above property as comparable to other surrounding houses in the neighborhood. Current rear setback in the listed zoning classification is 25' and applicant is wishing to reduce this to 20'.

James Dean motioned to approve.

Second by Candy Black

Motion Passes Unanimously

**Adjournment**

**PLANNING COMMISSION**

1. **Casalini Phase 2 Rezone** – Applicant is requesting a rezone of property located at 992 E. Henri De Tonti Blvd. Applicant is requesting zoning from C-2 (General Commercial) to C-T (Commercial Trades and Services) and is on .77 acres. Parcel #'s: 830-37575-000 & 830-37578-000.

This property is owned by Cave Springs 1, LLC. Ferdie Fourie with Civil Design Engineers is the project representative.

Casalini Warehouse Building is requesting a rezone application to allow an ancillary warehouse/storage component. This is acceptable for the requested zoning.

There will be a Large-Scale Development plan to be submitted to the Tontitown Planning Department upon approval/denial of the rezone application located to the west of their current building.

The wrong address is on the rezone request, this will be corrected when the county notifies the city.

Candy Black motioned to approve the rezone.

Second by James Dean

James Dean Voted- NO

Donnie Davis Voted- YES

Kevin Boortz Voted- YES

Josh Craine Voted- ABSTAIN

Candy Black Voted- YES

3 Votes- YES to 1 Vote- NO and 1 Abstained

Motion Passes

2. **Amalfi LSD Waiver-** Applicant is requesting a waiver of Tontitown's Municipal Code 153.214-Residential Compatibility Standards. Property is located at S Barrington and E Fletcher Ave. The property parcel is zoned C-2 (General Commercial) on 38.7 acres. Parcel #: 830-37664.000.

The subject property, Amalfi Commercial, is zoned C-2 and the property to the south, owned by the City of Tontitown, is zoned R-3. By code this requiring the proposed development to comply with Section 153.214.

Halff reviewed the property owned by the City and identified that it is currently being used for city police operations and is also desired to be of commercial use on the future land use map. Since the property is not being used as residential, and since "city operations" is allowed in any use type, thus a rezone not required of the property for operations other than residential, we are requesting a waiver of Section 153.214

James Dean motioned to approve.

Second by Candy Black

Motion Passes Unanimously

3. **Amalfi Large-Scale Development** – Applicant is requesting a large-scale development located at S Barrington and E Fletcher Ave. The property parcel is zoned C-2(General Commercial) on 38.7 acres. Parcel #: 830-37664-000.

The applicant is requesting Preliminary Large Scale Development approval for a (6) six unit commercial space, complete with a mix of small restaurant, retail, and office space totaling ~14,000 sq.ft. The total project area is 1.57 acres and is located northwest of the intersection of Barrington RD and Fletcher AVE. The project will utilize infrastructure to be constructed with the Amalfi subdivision, including water, sanitary, storm, and roads.

Josh Craine is no longer online.

James Dean motioned to approve with listed conditions.  
Second by Candy Black

Motion Passes Unanimously

#### **4. Discussion of Renley Rae Preliminary Plat Density Calculation and Letter of Understanding.**

**This was discussion only- reference YouTube for lengthy discussion.**

#### **Adjournment**

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

NONE

#### **Comments from Staff**

##### **1. October Building Activity Report**

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

##### **2. Current Planning Projects Report**

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

**Brad Spurlock**

- 1. Next Planning Commission Meeting is scheduled for Monday December 16<sup>th</sup>.**
- 2. Happy Thanksgiving.**

**Comment from Planning Commission-**

**All the Planning Commission Members**

- 1. Thanked those for attending.**
- 2. Thanked the engineers for the clarifications and discussion.**
- 3. Wished everyone a Happy and Safe Thanksgiving.**

**Adjournment- All in Favor**



**Public Hearing and Planning Commission  
Meeting November 26, 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](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>

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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).**