



**Planning Commission**

Kevin Boortz – Chairman  
James Dean – Vice Chairman  
Tom Joseph - Secretary  
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  
City Engineer-Zak Johnston  
City Attorney- Harrington -Miller

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***Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes***

Date: Tuesday, September 26, 2023.

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Zoom 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**
4. **Approval of Agenda**
5. **Approval of the August 22, 2023, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

**PUBLIC HEARING**

1. **Rezone Request-** Applicant is requesting a rezone of 3 acres from A (Agriculture) to 2 separate tracts of R-1 (Residential) and LI (Light Industrial) at 1583 Arbor Acres Rd. Parcel # is 830-38356-000.
2. **Rezone request-** Applicant is requesting a rezone of 3.27 acres from R-E (Residential Estates) to C-2 (General Commercial) at 1438 Arbor Acres. Parcel #: 830-38352-007
3. **Rezone request** – Applicant is requesting a rezone of 2 acres from R-E (Residential Estates) to R-1 (Residential) at 3094 Brush Creek Rd (Kenneth Price Rd). Parcel #s: 830-37903-900 & 830-37903-200

**Adjournment**

**BOARD OF ZONING ADJUSTMENTS**

**Adjournment**

**PLANNING COMMISSION**

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4. **Preliminary Large-Scale Development** – Vapor Maven is requesting an LSD of a 107,000 sq ft. building of a mixed use of retail and warehouse use. The property is located at 516 W Henri De Tonti Blvd. Parcel #: 830-37654-000

**PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council Oct. 17, 2023.**

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**Comments from Staff**

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



**Public Hearing and Planning Commission  
Meeting September 26 2023, 6:00 PM  
Virtual Meeting Participation Opportunities**

**Zoom Meeting:**

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Zoom Meeting:

**LINK:** [https://us06web.zoom.us/webinar/register/WN\\_2Xxsv8yRRHKxpAXutxZ7Yg](https://us06web.zoom.us/webinar/register/WN_2Xxsv8yRRHKxpAXutxZ7Yg)

**Or go to the zoom website to join:** <https://www.zoom.us/join> and enter the Meeting ID: 839 7049 6992

*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:**

+1 (312) 626-6799

When prompted for Meeting ID: 839 7049 6992#

If you do not have a Participant Number: press #

- **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/UC1bUv481CeNFF2JNwoOsrNQ>

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**NEW TO ZOOM?** Watch tutorial videos at: <https://support.zoom.us/hc/en-us>

**For assistance during the meeting, or for assistance logging into the meeting, please contact Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at [cetmcnair@garverusa.com](mailto:cetmcnair@garverusa.com).**