



### 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

---

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

Date: Tuesday, February 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 January 23, 2024, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

### **PUBLIC HEARING**

1. **Rezone** – The Applicant is requesting a rezone from “A”- Agriculture to “R-E” – Residential Estates on 2.89 acres located at 443 W Liberty Ave. Parcel #: 830-37641-001.
2. **Variance** – Applicant is requesting a variance to code 153 “Zoning Regulations” Appendix B-Minimum Dimension Standards, Lot Width min. The property is located at 706 Foster Ln. Parcel # 830-37976-408.

### **Adjournment**

### **BOARD OF ZONING ADJUSTMENTS**

1. **Variance** – Applicant is requesting a variance to code 153 “Zoning Regulations” Appendix B-Minimum Dimension Standards, Lot Width min. The property is located at 706 Foster Ln. Parcel # 830-37976-408.

### **Adjournment**

### **PLANNING COMMISSION**

1. **Rezone** – The Applicant is requesting a rezone from “A”- Agriculture to “R-E” – Residential Estates on 2.89 acres located at 443 W Liberty Ave. Parcel #: 830-37641-001.
2. **Final Plat** – Applicant is requesting final plat acceptance of Deer Valley Subdivision with conditions located in Washington County and is within the Tontitown Planning Area. Contains 30 lots on 76.9 acres of land.

Parcel #: 001-16877-000.

**Adjournment**

**PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council March 19, 2024.**

1. **Rezone** – The Applicant is requesting a rezone from “A”- Agriculture to “R-E” – Residential Estates on 2.89 acres located at 443 W Liberty Ave. Parcel #: 830-37641-001.

**Comments from Staff**

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



**Public Hearing and Planning Commission  
Meeting February 27, 2024, 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\\_M2I3OGY5ZDdtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%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_M2I3OGY5ZDdtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%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 Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at [cetmcnair@garverusa.com](mailto:cetmcnair@garverusa.com).**