



Planning Commission

Kevin Boortz – Chairman
James Dean – Vice Chairman
Josh Craine - Member
Candy Black – Member
Donnie Davis – Member

City Staff and Consultants

City Planner – Brad Spurlock
Planning Tech- Madelyn Parker
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, April 22, 2025.

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 March 25, 2025, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Conditional Use** – Applicant is requesting a conditional use permit located at 3617 Old Hwy. 68. The property is zoned C-2 (Commercial) located on 3.36 acres. The request is for Impound Yard. Parcel: 830-37902-101.
2. **Rezone Request** – The applicant is requesting a rezone located on 1076 N. Barrington Rd. The rezone request is from “A” (Agriculture) to “R-E” (Residential Estates) and R-2 (Single-Family Residential) located on 5 acres. Parcel #: 830-38014-005.
3. **Variance Request** – The applicant is requesting a variance located at 364 Penzo Ave. The property is zoned R-3 (Residential), located on .25 acres. The request is for setback requirements.
4. **The City of Tontitown** will hold a public hearing, pursuant to Sec 153.283 of the Tontitown Code of Ordinances, to consider the proposed amendments to the following zoning ordinances to clarify existing regulations:
153.181 (D) Prohibited Signs to include (13) Handwritten signs in non-residential districts.
153.210 Off Street Parking and Loading – See Exhibit “A”

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Request** – The applicant is requesting a variance located at 364 Penzo Ave. The property is zoned R-3 (Residential), located on .25 acres. The request is for setback requirements.

Adjournment

PLANNING COMMISSION

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153.210 Off Street Parking and Loading – See Exhibit “A”

Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING May 6, 2025.

1. **Conditional Use** – Applicant is requesting a conditional use permit located at 3617 Old Hwy. 68. The property is zoned C-2 (Commercial) located on 3.36 acres. The request is for Impound Yard. Parcel: 830-37902-101.
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Comments from Staff

1. **March Building Activity Reports**
2. **Current Planning Projects Report**



**Public Hearing and Planning Commission
Meeting April 22, 2025, 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.