



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, March 25, 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

All in attendance

4. Approval of Agenda

Josh Craine motioned to approve.

Second by James Dean

Motion Passes Unanimously

5. Approval of the January 28, 2025, minutes.

Candy Black motioned to approve.

Second by Josh Craine

Motion Passes Unanimously

6. Comments from Citizens- NONE

Old Business- NONE

7. New Business

PUBLIC HEARING

- Kissinger Rezone Request** – Applicant is requesting a rezone of property located at 1668 Kissinger Ave. Applicant is requesting zoning from A (Agriculture) to R-E (Residential Estates) and is on 5.94 acres/
Parcel #: 830-38156-000

Kenneth Ledbetter 1620 Kissinger, Tontitown, AR

1. It was unclear exactly what the land is intended for rezoning, along with concerns on the detailed description in Exhibit A.

Adjournment

BOARD OF ZONING ADJUSTMENTS- NONE

- 1.

Adjournment

PLANNING COMMISSION

1. Swearing in the members of the Planning Commission

Josh Craine motioned to nominate Kevin Boortz as Chairman.
Second by James Dean

James Dean Voted- YES
Candy Black Voted- YES
Kevin Boortz Voted- ABSTAINED
Donnie Davis Voted- YES
Josh Craine Voted- YES

Motion Passes

Donnie Davis motioned to nominate James Dean as Vice Chairman.
Second by Candy Black

James Dean Voted- ABSTAINED
Candy Black Voted- YES
Kevin Boortz Voted- YES
Donnie Davis Voted- YES
Josh Craine Voted- YES

Motion Passes

James Dean motioned to nominate Josh Craine as Secretary.
Second by Donnie Davis

Motion Passes

Mayor Angie Russell performed the swearing in, for the nominated Planning Commission Members to their positions.

Kevin Boortz - Chairman position.
James Dean - Vice Chairman
Josh Craine - Secretary

- 2. Kissinger Rezone Request** – Applicant is requesting a rezone of property located at 1668 Kissinger Ave. Applicant is requesting zoning from A (Agriculture) to R-E (Residential Estates) and is on 5.94 acres/
Parcel #: 830-38156-000

This property is owned by Rebecca L Wilson and is located at 1668 Kissinger Ave in Tontitown, AR.

The property owner is requesting a rezone in order to split the current parcel into separate tracts. Current zoning after tract would require updated zoning regulations for the city of Tontitown.

Brad Spurlock and Mr. Ledbetter will go over the information regarding Mr. Ledbetter's concerns and Mr. Ledbetter said he was satisfied at this time.

Josh Craine motioned to approve and move to the next Committee of the Whole Meeting.
Second by James Dean

Motion Passes Unanimously

- 3. Discussion of façade for Ace Hardware**

Terry Burrus who is the Architect for the project was present to answer questions.

This was a lengthy discussion with updates on the project.

No planning vote needed; Brad Spurlock wanted the Planning Commission's input to be able to move the Certificate of Occupancy forward.

Reference YouTube for detailed discussion.

- 4. Discussion of R3 dimension zoning continued from January's meeting.**

Discussion only

Reference YouTube for lengthy discussion.

- 5. Discussion of Heritage District Design Standards continued from January's meeting**

Discussion only

There is strong interest in the property north of the church, so planning will be scheduling work sessions to discuss both the Heritage District and the 612/412 Overlay District Designs.

6. Discussion of 612/412 overlay district Design Standards from January's meeting

Work Sessions will be scheduled.

Adjournment

**PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING
February 4, 2025.**

1. **Kissinger Rezone Request** – Applicant is requesting a rezone of property located at 1668 Kissinger Ave. Applicant is requesting zoning from A (Agriculture) to R-E (Residential Estates) and is on 5.94 acres/
Parcel #: 830-38156-000

Comments from Staff

Brad Spurlock

1. All is going well and will keep everyone notified.
2. Madelyn Parker completed the Capstone Study and is now a Certified Arkansas Planner.

1. January and February Building Activity Reports

Reference the city website for detailed report.

2. Current Planning Projects Report

Reference the city website for detailed report.

Comments from Planning Commission

Donnie Davis

1. As Tontitown grows we should be thinking of expanding the city limits, by annexation west of 612/south of Barrington.

Quote:

“If you want to make everyone happy don't be a leader sell ice cream”.

Nick Sabin

James Dean

1. Thanked who ever fixed the light at Kleenc Rd.

Josh Craine and Candy Black

1. Enjoyed tonight's discussions.

Josh Craine added-
Quote:



Kevin Boortz

1. Enjoy working with everyone.

Adjournment- All in Favor



**Public Hearing and Planning Commission
Meeting January 28, 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.