



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, May 27, 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 April 22, 2025, minutes and June 5, 2025, special planning commission meeting.**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Rezone Request** – The applicant is requesting a rezone located on 2785 W. Liberty Ave. The rezone request is from “I” (Industrial) to “C-T” (Commercial Trades and Services) located on approximately 4 acres. Parcel #: 830-37901-000.
2. **Rezone Request** - The applicant is requesting a rezone located on 586 N. Barrington Rd. The rezone request is from R-3 (Residential) to “A” (Agriculture) located on 32.5 acres. Parcels: 830-37621-000 & 830-37623-000.
3. **Variance Request** – The applicant is requesting a variance located at 1316 Reed Valley Road. The property is zoned R-1 (Residential), located on 14.3 acres. The variance request is for height requirements.
4. **Variance Request** – The applicant is requesting a variance located at 893 Budrio Ave. The property is zoned R-3 (Residential), located on .22 acres. The variance request for building setbacks.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Request** – The applicant is requesting a variance located at 1316 Reed Valley Road. The property is zoned R-1 (Residential), located on 14.3 acres. The variance request is for height requirements.
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Adjournment

PLANNING COMMISSION

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3. **Discussion and Review** – Proposed R3L zoning maps
4. **Discussion and Review** – Proposed 412 (Henri de Tonti Blvd) overlay district map.

Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING June 2, 2025.

1. **Rezone Request** – The applicant is requesting a rezone located on 2785 W. Liberty Ave. The rezone request is from “I” (Industrial) to “C-T” (Commercial Trades and Services) located on approximately 4 acres. Parcel #: 830-37901-000.
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Comments from Staff

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



Public Hearing and Planning Commission
Meeting May 27, 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.