



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

Special Planning Commission Meeting- Minutes

Date: Tuesday, May 5, 2025.

Time: 5:00 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

James Dean motioned to approve the agenda.

Second by Donnie Davis

Motion Passes Unanimously

5. Comments from Citizens- NONE

6. Old Business- NONE

7. New Business- NONE

PUBLIC HEARING- NONE

Adjournment

BOARD OF ZONING ADJUSTMENTS- NONE

Adjournment

PLANNING COMMISSION

1. **Acceptance of Final Plat** – Infas Corporations, Inc. is requesting a final plat acceptance of the Bariloche Subdivision Phase I. The total property is located at 805 Klenc Road on approximately 40 acres. Parcels: 830-37758-000 & 830-37758-001

Phase I of the Bariloche Subdivision covers 78 buildable lots of the overall 136 lot PUD previously approved by the Tontitown Planning Commission on October 10th, 2022. Phase I includes one large detention facility, curbed streets, storm sewers, water, and sewer infrastructure as well as the expansion of Klenc RD along the western property frontage. NOTE: Phase I of Bariloche consists of 78 lots on 20.32 acres of land, yielding a density of 3.84 units per acre. Phase II, which is anticipated to be completed sometime in July 2025, will include an additional detention facility as well as 1.82 AC open space area, bringing the overall count to **136 buildable lots across 40.13 AC of land, yielding an approved density of 3.4 units per acre.**

The following corrections are to be made to the Bariloche (PUD) Phase 1 and Subdivision Final Plat. Per Engineer Zac Johnston

151 buildable lots across 40.15 AC of land, yielding an approved density of 3.8 units per acre.

Candy Black motioned to approve with listed conditions.
Second by Josh Craine

Motion Passes Unanimously

Adjournment- All in Favor



Special Planning Commission Meeting

May 5, 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%22id%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/UC1bUv481CeNFF2JNwoOsrNQ>

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.