



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, June 24, 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

Candy Black was absent.

4. Approval of Agenda

Amend Item #2- Acreage correction from 19.2 to 9.2.

Donnie Davis motioned to approve the agenda.

Second by James Dean

Motion Passes Unanimously

5. Approval of May 27, 2025, minutes.

James Dean motioned to approve the minutes.

Second by Donnie Davis

Motion Passes Unanimously

6. Comments from Citizens-NONE
7. Old Business- NONE
8. New Business

PUBLIC HEARING

1. Rezone Request – The applicant is requesting a rezone located on 581 S. Barrington Rd. The rezone request is from “R-3” (Residential) to “C-2” (General Commercial) located on approximately .97 acres. Parcel #: 830-37665-000.

No Public Comments

2. Rezone Request - The applicant is requesting to rezone a vacant piece of land located north of Fletcher Ave and West of Industrial Dr. The rezone request is from “C-1” (Light Commercial) & “A” (Agriculture) to “I” (Industrial) located on 32.5 acres. Parcels: 830-37615-007.

No Public Comments

Adjournment

BOARD OF ZONING ADJUSTMENTS

Adjournment

PLANNING COMMISSION

1. Rezone Request – The applicant is requesting a rezone located on 581 S. Barrington Rd. The rezone request is from “R-3” (Residential) to “C-2” (General Commercial) located on approximately .97 acres. Parcel #: 830-37665-000.

This property is owned by the City of Tontitown and is currently zoned Single-Family Residential. The owner is requesting a change in zoning to General Commercial as part of a land purchase agreement the city has between itself and Northrock Builders for plans for a large-scale development of the land that would include retail.

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

Motion Passes Unanimously

2. Rezone Request - The applicant is requesting to rezone a vacant piece of land located north of Fletcher Ave and West of Industrial Dr. The rezone request is from "C-1" (Light Commercial) & "A" (Agriculture) to "I" (Industrial) located on 32.5 acres. Parcels: 830-37615-007.

This property is owned by Lipspace, LLC and is currently zoned both Light Commercial and Agriculture. The owner is requesting a change in zoning Industrial as part of an expansion site for K & K Vet Supply to which the requested acreage will be done through an incidental lot split.

Acreage correction from 19.2 to 9.2.

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

Motion Passes Unanimously

3. Discussion and Review – Proposed Master Street Plan.
Discussion only reference YouTube for details of the proposed Master Street Plan.
The council will be asked to attend the Work Session.
4. Discussion and Review – Proposed 412 (Henri de Tonti Blvd) overlay district map.
Discussion only reference YouTube for details of the proposed 412 Overlay District Map.
The council will be asked to attend the Work Session.

Adjournment

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

1. Rezone Request – The applicant is requesting a rezone located on 581 S. Barrington Rd. The rezone request is from "R-3" (Residential) to "C-2" (General Commercial) located on approximately .97 acres. Parcel #: 830-37665-000.
2. Rezone Request - The applicant is requesting to rezone a vacant piece of land located north of Fletcher Ave and West of Industrial Dr. The rezone request is from "C-1" (Light Commercial) & "A" (Agriculture) to "I" (Industrial) located on 32.5 acres. Parcels: 830-37615-007.

Comments from Staff

1. May Building Activity Reports- Reference the city website for detailed report.
2. Current Planning Projects Report- Reference the city website for detailed report.

Brad Spurlock- Thanked everyone for all their hard work.

Mark Latham- Lots of talks regarding Waste Management and the raw leachate that is affecting residents on S Pinalto to the point they must live in another city because of the fumes coming out of the city's lift station and is also destroying those lift stations. James and Mark are meeting with the NACA group tomorrow trying to convince them that they need to require Waste Management to build a pre-treatment facility on their site.

Planning Commission Comments

Donnie Davis Quote:

"People tend to think that other people will forget the bad stuff they say to them but there is no expiration date for disrespect".

Josh Craine Quote:

"War should never be entered upon until every agency of peace has failed". William McKinley

Kevin Boortz-

1. Thanked everyone for attending tonight's meeting.
2. Looking forward to the R3L, the Master Street Plan the 412 Overlay, and Waste Management 153.086.

Adjournment- All in Favor



Public Hearing and Planning Commission
Meeting June 24, 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/UCIbUv481CeNFF2JNwoOsrNQ>

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.