



**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

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***Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes***

Date: Tuesday, July 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)

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1. Planning Commission Meeting Call to Order
2. Pledge of Allegiance
3. Roll Call-

All in attendance

4. Approval of Agenda

Donnie Davis motioned to approve the agenda.

Second by Candy Black

Motion Passes Unanimously

5. Approval of June 24, 2025, minutes.

Jame 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 886 N. Barrington Rd. The rezone request is from “R-3” (Residential) to “C-1” (Light Commercial) located on approximately 1 acre. Parcel #: 830-38030-002

### **Dan Barber 781 Belmont Way, Tontitown, AR--Who was representing the HOA for Barrington Heights.**

- A. The primary concern for residents is safety, speeding, due to the increase in traffic since North Barrington has become a major arterial between 412 and 112 and is very dangerous as it is now. So, allowing the proposed commercial development would add to these current issues due to the location and along with the it’s inconsistent with the general plan.

### **Chris Allbritton 682 Belmont Way, Tontitown, AR**

- A. He agreed with everything Mr. Barber said and added, during the busiest times, sometimes that traffic backs all the way up to that house, and you can't even get out, nor can we get out. So, we end up having to take back ways just to find a way to get out of our own neighborhood as it is. He knows there's some plans to reroute traffic eventually with all the roundabouts and things like that, but he thinks we're still away from that.
2. **Rezone Request** - The applicant is requesting a rezone located on 1529 Ardemagni Rd. The rezone request is from “A” (Agriculture) to “R-E” (Residential Estates) located on approximately 5.02 acres. Parcel #: 830-37979-002

**No Comments**

### **Adjournment**

## **BOARD OF ZONING ADJUSTMENTS**

### **Adjournment**

## **PLANNING COMMISSION**

1. **Rezone Request** – – The applicant is requesting a rezone located on 886 N. Barrington Rd. The rezone request is from “R-3” (Residential) to “C-1” (Light Commercial) located on approximately 1 acre. Parcel #: 830-38030-002

This property is owned by Sargent Investments LLC and is currently zoned R-3. The owner is requesting a change in zoning to C-1 as part of the company’s business operations. The business will be used as a corporate office where employees can work M-F with occasional meetings with clients during business hours.

**The owner of the property was present to answer questions.**

James Dean motioned to approve the rezone request.

Second by Donnie Davis

**Motion Fails Unanimously**

2. **Rezone Request** - The applicant is requesting a rezone located on 1529 Ardemagni Rd. The rezone request is from "A" (Agriculture) to "R-E" (Residential Estates) located on approximately 5.02 acres. Parcel #: 830-37979-002

This property is owned by Michael Chaney and is currently zoned A (Agriculture). The owner is requesting a change in zoning to R-E (Residential Estates) as part of a proposed lot split which will result in lots that will need to be conformed due to the acreage size.

James Dean motioned to approve the rezone request and will move to the next **Committee of the Whole Meeting**.

Second by Donnie Davis

**Motion Passes Unanimously**

3. **Discussion and Review** – Proposed Master Street Plan.

Brad Spurlock gave an update and will try to put something together to move forward with a vote.

Reference YouTube for discussion.

4. **Discussion and Review** – Rezoning properties to R3-L (City Attorney)

Brad asked Attorney Imogen Stegall to explain the process.

So, at the August meeting they'll be able to have public comments. The notice in the newspaper will be put out this month and the same with all the letters to the individuals. She believes it's 48 properties. So, they'll receive those and be able to make whatever comments they want at the hearing and then the commission can vote on that.

5. **Discussion and Review** – Proposed 412 (Henri de Tonti Blvd) overlay district map criteria.

The Planning Commission is to review and contact Brad Spurlock with any feedback on the facades, landscaping, signage, lighting etc.

6. **Discussion and Review** – EU-L Code Updates (Josh and City Attorney)

Attorney Imogen Stegall gave the EU-L code update.

- We have looked at these and the issue is most of this is preempted by ADEQ. So, this section was written based on their regulations. It's their authority to regulate and we don't have any authority to impose stricter requirements or requirements that are different from what they have set out. So that's what this code was written on. It's not likely that we can change anything because we just don't have authority to regulate those items. And regarding the setback requirements, she looked at those as well with Justin and changing them would be considered a taking most likely as, they could not use the property what it's currently zoned for and there's likely little other use for it to be, for them to use it. So that they would just lose the value of their property. So that is not something that we could do either.

Reference YouTube for detailed discussion.

**Adjournment**

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

1. **Rezone Request** - The applicant is requesting a rezone located on 1529 Ardemagni Rd. The rezone request is from "A" (Agriculture) to "R-E" (Residential Estates) located on approximately 5.02 acres. Parcel #: 830-37979-002

**Comments from Staff**

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

**Brad Spurlock**

**A. We've been working on some of these projects and hopefully to move forward to continue to improve**

**Tontitown and the way it's growing, and we're really excited about what's coming in.**

**Mark Latham**

A. When we started taking a look at our 10-year plan, capital improvements plan, one of the areas that were focused on for sewer was, what we could do with the current lift station at 112 and Barrington, ideally when that's your major flow going in for the whole community, you really don't want a lift station taking care of that and it's very costly. He mentioned to Mayor Russell that it might be good to maybe look at finding some funding for this project. So, Mark, James and the mayor went and met with Congressman Womack, and he indicated to us last week that they'd earmarked about 12.2 million dollars to make that happen. And that's going to be a major renovation to this community. It'll be gravity fed all the way to the NACA plant. So, that's good news.

**Planning Commission Comments**

**Donnie Davis**

1. Asked what was going in by K&K? New Water Tower

**Josh Craine**

1. Thanked Attorney Imogen Stegall for the information and didn't want her to think he was attacking her; he is just frustrated hearing that nothing can be done.

QUOTE:

"A lie doesn't become truth, wrong doesn't become right, and evil doesn't become good just because it's accepted by the majority."

Booker T. Washington.

**Kevin Boortz**

1. Thanked everyone for attending tonight's meeting.
2. Thanked the commission members.

**Adjournment-** All in Favor

PASSED AND APPROVED this \_\_\_ day of \_\_\_\_\_ 2025.

APPROVED: \_\_\_\_\_  
Angela Russell, Mayor

ATTEST: \_\_\_\_\_  
Rhonda Ardemagni, City Clerk-Treasurer  
(SEAL)



**Public Hearing and Planning Commission**  
**Meeting July 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](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>

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**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](mailto:permits@tontitownar.gov).**