



**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, September 23, 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 except Josh Craine was present but he was only available by phone for discussion and would not be voting.

4. **Approval of Agenda**

Donnie Davis motioned to approve the agenda.

Second by James Dean

Motion Passes Unanimously

5. **Approval of July 22, 2025, minutes.**

James Dean motioned to approve the July 22, 2025, minutes.

Second by Donnie Davis

Motion Passes unanimously

6. **Old Business- NONE**
7. **New Business**

**PUBLIC HEARING**

1. **Variance Request** - Applicant is requesting a setback variance at 1218 Tivoli St. located on .29 acres. Parcel # is 830-39349-000.

**Public Comments- NONE**

### Adjournment

#### **BOARD OF ZONING ADJUSTMENTS**

1. **Variance Request** - Applicant is requesting a setback variance at 1218 Tivoli St. located on .29 acres. Parcel # is 830-39349-000.

The owner of the property, John and Michele Prewitt, is requesting a setback variance request to install a swimming pool at the above property as comparable to other surrounding houses in the neighborhood. The current rear setback in the listed zoning classification is 25' in the rear with the current utility easement as shown on the final plat is 10'. The applicant is wishing to reduce the current rear setback by 15' which includes the deck and pool.

Candy Black motioned to approve the Variance request.  
Second by Donnie Davis

Motion Passes Unanimously

### Adjournment

#### **PLANNING COMMISSION**

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

Three main pictures that were shown and discussed in the presentation and what was reviewed on the big map.

1. Approving a new road location for Kleenc Road.
2. The road located between Javello and Liberty Road needs to be relocated due to a property split.
3. The road south of Harmon and Pianalto, but this one is not necessary at this time.

The one thing that we're looking at is Kleenc, make sure we have that approved, to move forward to city council in ordinance form, for approval on the master street plan.

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

Motion Passes Unanimously and will move the next Committee of the Whole Meeting.

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

Commission discussed some of the options they had.

James Dean motioned to TABLE until annexation is completed.  
Second by Candy Black

Motion Passes Unanimously

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

A draft ordinance was presented, and the Commission was to review and make any changes and will [move to the next Planning Commission Meeting](#).

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

This is the exclusive use landfill discussion.

Attorney Imogen Stegall went over the updates and any changes with the Commission and answered any questions. This will [move to the next Planning Commission Meeting](#).

Reference YouTube for all updates and discussion.

**Adjournment**

**PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING  
October 7, 2025.**

**Comments from Staff**

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

**Brad Spurlock**

**Maddie attended a by-state conference in St. Louis and learned a lot, and this is something that's definitely beneficial for the city and I'm glad she got to attend.**

## Commission Comments

Kevin Boortz

1. Thanked everyone for attending tonight's meeting.

Josh Craine

QUOTE:

"If you believe in something, you need to have the courage to fight for those ideas - not run away from them or try and silence them"

Charlie Kirk.

Adjournment- All in FAVOR



**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).**