



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, December 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)

1. Planning Commission Meeting Call to Order

2. Pledge of Allegiance

3. Roll Call

James Dean was absent.

4. Approval of Agenda

Candy Black motioned to approve tonight’s agenda.

Second by Donnie Davis

Motion Passes Unanimously

5. Approval of November 24, 2025, minutes.

Josh Crain motioned to approve the November 24, 2025, minutes.

Second by Candy Black

Motion Passes Unanimously

6. Old Business- NONE

7. New Business

PUBLIC HEARING

- Variance Request** - Applicant is requesting a variance request for the barn construction at 256 Tessaro St on approximately 5.17 acres more or less. Parcel #: 830-37649-000

No Comments

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Request** - Applicant is requesting a variance request for the barn construction at 256 Tessaro St on approximately 5.17 acres more or less. Parcel #: 830-37649-000

Josh Craine motioned to approve the variance request at 256 Tessaro St.
Second by Candy Black

Motion Passes Unanimously

Adjournment

PLANNING COMMISSION

1. **Discussion on 412 Overlay District** – Discuss changes to the formal design of the proposed 412 overlay district. If approved to be moved forward to Committee of the Whole.

Discussion Only

The Planning Commission is to review and contact Brad Spurlock with any questions or changes.

Moved to the next Planning Commission Meeting.

2. **Discussion of EU-L** – Discuss changes per recommendations. If approved, to be moved forward to Committee of the Whole.

Discussion Only

The Planning Commission is to review and contact Brad Spurlock with any questions or changes.

Moved to the next Planning Commission Meeting.

Adjournment

**PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING
January 6, 2025.**

NONE

Comments from Staff

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

Brad Spurlock

- Merry Christmas and Happy New Year.
- Thanked everyone for all their hard work.
- Happy to see Attorney Imogen Stegall.

Planning Commission Comments

- The Planning Commission wished everyone a Merry Christmas and a Happy New Year.

Josh Crain

QUOTE:

I call balls and strikes; I don't care who the batter is.

Tontitown Alderman Tim Burress

Kevin Boortz

- Thanked Danny Montez and Kenneth Lovett for attending tonight's meeting.
- Planning Commission terms are expiring and seats will be available; anyone living inside the Tontitown city limits and is interested in being on the Planning Commission please contact City Hall.

Adjournment- ALL IN FAVOR



**Public Hearing and Planning Commission
Meeting December 23, 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.