



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, January 27, 2026.

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

Donnie Davis was absent

4. Approval of Agenda

Josh Craine motioned to approve the agenda.

Second by Candy Black

Motion Passes Unanimously

5. Approval of December 23, 2025, minutes.

Josh Craine motioned to approve the December 23, 2025, minutes.

Second by Candy Black

James Dean Voted- ABSTAIN

Candy Black Voted- YES

Josh Craine Voted- YES

Kevin Boortz Voted- YES

3 Votes- YES to 1 Vote- ABSTAIN

Motion Passes

6. Old Business- NONE

7. New Business

PUBLIC HEARING

1. **Variance Request** - Applicant is requesting a variance on sign dimensions located at 110 Industrial Dr. on approximately 1.15 acres more or less. Parcel #: 830-37814-000.

No Public Comments

2. **Rezone Request** - Applicant is requesting a rezone of 5.02 acres from A (Agriculture) to R-E (Residential Estate) located at 1580 Theresa Ln. Parcel #: 830-37981-000.

No Public Comments

3. **Rezone request** - Applicant is requesting a rezone of 2.77 acres from R-3 (Single Family Residential) to C-T (Commercial Trades & Services) located at 630 S Klenc Rd. Parcel #: 830-37773-010.

4. Adoption of 412 Overlay District

No Public Comments

5. Adoption of changes to the EU-L Code

Kenneth Lovett 18702 Clearwater Rd. Fayetteville, AR

- **The ELU code that you're changing, I know we've gone through the lawyer to talk about what's legal and what's not. I don't believe anybody in this room is qualified to say what is proper regulation or not this area even in Tontitown. You haven't requested any knowledgeable people in environmental. You've included the lawyer, the lawyer just does what the lawyer says or what the law says. They don't do what's properly what should be properly regulated by people that should be responsible. ADQ hasn't done what they're supposed to do, they don't have the regulations in place that they need to do and they're not talking to us. They're not doing, they're not listening to the citizens. They come out here they did four tests four different times, three of them had serious issues. The last one still had serious issues, but they weren't to the point of the first three. They played into that game that they like to all play and it's not a game, it's our lives. If y'all hadn't smelled it, your nose is clogged up but you can drive through it, it affects your life it affects your health, it affects everything and it's way beyond what it should have ever gotten. And we're still going. So, how do you approve something that you don't have a clue what you can do other than what the law says? There's things that you can do if you handle it properly. Thank y'all.**

Mark Calcagni

- Well, Kenneth kind of summed it up. We and I've got people from South Point calling me, asking me, why can't we not do something about the smell? I can't breathe, I'm feeling sick, I'm getting headaches, and everybody thinks that I'm the garbage man, you know, which maybe I am. But I mean, we have people that are getting sick and you would think safety and health would be the most important thing. We have a great Fire Department, great Police Department, and I guess we don't have anything to fight, you know, the health of breathing clean air and it's a shame because everybody, it's your family, your faith, your family, and then your health, you know. So, I just don't get it, why isn't something being done? You know, Tontitown needs to stick together. We just don't have Kenneth and I the only ones doing saying stuff, we have plenty of people around town that are feeling ill and we have had a lot of cancer, you know, and I don't think that's very coincidental. And if you looked at, you know, the test, the air test, you know, you have benzene and benzene is a known carcinogen, and it was pretty heavy. It was above the EPA regional screening levels. So, I mean, I don't know what's it going to take of people get sick, you know, dying. It may not pop its head up here in the next three or four years, but, you know, down the road it will. And you know, that'll probably be the legacy of Tontitown, the people that are, you know, running our government right now. So, I don't know if I'd want to be a part of that. But, you know, I sure would hope that, you know, something can be done and Tontitown would stick together and, you know, fight this thing because we do have people getting sick and we're not making this up. Yeah. Nobody really wants a landfill in their backyard. But, you know, if it was operated properly, you know, maybe it wouldn't be so bad, but they don't operate properly because they always can squeeze that penny as tightly as possible, you know, and I'm sure they're on a company bonus or a plant bonus over there and, you know, they're watching their pennies. As they're watching their pennies, we're all getting sick. We've got neighbors that are sick and you know, people are so frustrated. So hopefully, you know, you stick together, whether it be the Planning Commission and the City Council and the mayor, you know, and do the right thing. So, that's all I'm asking. And I appreciate the time and I'm sorry I have some technical difficulties, but Arkansas's winning 10 to 8. So, you guys have a good evening. Thank you

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Request** - Applicant is requesting a variance on sign dimensions located at 110 Industrial Dr. on approximately 1.15 acres more or less. Parcel #: 830-37814-000.

Candy Black motioned to approve the variance request located at 110 Industrial Dr.
Second by Josh Craine

Candy Black Voted- YES

Josh Craine Voted- YES

Kevin Boortz Voted- YES

James Dean Voted- NO

3 Voted- YES to 1 Vote- NO

Motion Passes

Adjournment

PLANNING COMMISSION

2. **Rezone Request** - Applicant is requesting a rezone of 5.02 acres from A (Agriculture) to R-E (Residential Estate) located at 1580 Theresa Ln. Parcel #: 830-37981-000.

No Public Feedback

James Dean motioned to approve the rezone request for 5.02 acres located at 1580 Theresa Ln. and move to the next Committee of the Whole Meeting.

Second by Candy Black

Motion Passes Unanimously

3. **Rezone request** - Applicant is requesting a rezone of 2.77 acres from R-3 (Single Family Residential) to C-T (Commercial Trades & Services) located at 630 S Klenc Rd. Parcel #: 830-37773-010.

North Rock representative Arron Thornbrugh was available to answer questions.

Two written comments were submitted and are included in the minutes.

James Dean motioned to approve the rezone request for 2.77 acres located at 630 S Klenc Rd and move to the next Committee of the Whole Meeting.

Second by Josh Craine

James Dean Voted- NO

Candy Black Voted- YES

Josh Craine Voted- YES

Kevin Boortz Voted- YES

3 Votes- YES to 1 Vote- NO

Motion Passes

Adjournment

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

- 1. Rezone Request** - Applicant is requesting a rezone of 5.02 acres from A (Agriculture) to R-E (Residential Estate) located at 1580 Theresa Ln. Parcel #: 830-37981-000.
- 2. Rezone request** - Applicant is requesting a rezone of 2.77 acres from R-3 (Single Family Residential) to C-T (Commercial Trades & Services) located at 630 S Klenc Rd. Parcel #: 830-37773-010.
- 3. Adoption of 412 Overlay District**
- 4. Adoption of changes to the EU-L Code**

Comments from Staff

- 1. December/EOY Building Activity Report- Reference the city website for detailed report.**
- 2. Current Planning Projects Report- Reference the city website for detailed report.**
- 3. Planning Board Seats/Applications**

Brad Spurlock

- Thanked everyone for attending tonight's meeting.
- The City of Tontitown is accepting letters of intent for the three open Planning Commission positions, please contact City Hall if you're interested only one month left.
- The audio and video equipment have been updated in the Council Chambers, contact Brad Spurlock if there is any requests for changes.

Planning Commission Comments

James Dean

- Thanked everybody that came out and braved the roads and the weather.

Josh Craine

- Thanked everybody for coming out and then speaking your mind.
- Thanked the Tontitown Road Crew for working and getting the roads as good as they could have.

QUOTE:

"We are not makers of history. We are made by history."

Martin Luther King Jr.

Adjournment: All in Favor



**Public Hearing and Planning Commission
Meeting January 27, 2026, 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/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.



CITY OF TONTITOWN

201 EAST HENRI DE TONTI, TONTITOWN, AR 72762

NOTICE OF INTENT FOR A REZONING REQUEST

Parcel #'s: 830-37773-010

I/we have no objections to the rezoning.

I/we object to the rezoning because:

Nicole White
Print Name

686 Klenc Rd
Print Address

Nicole
Signature

Signature

nmwhite82@yahoo.com
OPTIONAL: email/phone number



CITY OF TONTITOWN

201 EAST HENRI DE TONTI, TONTITOWN, AR 72762

NOTICE OF INTENT FOR A REZONING REQUEST
Parcel #'s: 830-37773-010

- () I/we have no objections to the rezoning.
- (✓) I/we object to the rezoning because:

*We live directly across the street from
this area. The last thing we need
hear on Klenc Rd. is commercial property
Please do not allow commercial businesses to
be built here - they should be in commercial
zone - this is a residential area. Thank you*

JERRY BRATCHER
Print Name

589 Klenc Rd
Print Address

Jerry Bratcher
Signature

Signature

OPTIONAL: email/phone number