



### Planning Commission

Kevin Boortz – Chairman  
Josh Craine – Member/Sworn in  
Candy Black - Member  
Scott Evans – To be sworn in  
Chris Trout – To be sworn in

### 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: Monday, March 30, 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)

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1. **Planning Commission Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Swearing-In of Newly Appointed Commissioners**
5. **Approval of Agenda**
6. **Approval of February 24, 2026, minutes.**
7. **Old Business**
8. **New Business**

## **ELECTION OF PLANNING COMMISSION OFFICERS**

### **PUBLIC HEARING**

1. **Variance Request** - Applicant is requesting a variance on fence requirements for the front yard. Property is located at 319 & 351 W. Baker Ave. Parcel #: 830-38063-000 & 830-38062-000.
2. **Public Hearing – Proposed Amendment to §153.172 Detached Accessory Dwelling Units.** Public hearing to consider an amendment to the Tontitown Zoning Municipal Code, regarding ADU's in order to bring the City's regulations into compliance with Arkansas Act 313 of 2025 (HB1503) and associated state law requirement.

### **Adjournment**

## **BOARD OF ZONING ADJUSTMENTS**

1. **Variance Request** - Applicant is requesting a variance on fence requirements for the front yard. Property is located at 319 & 351 W. Baker Ave. Parcel #: 830-38063-000 & 830-38062-000.

## **Adjournment**

### **PLANNING COMMISSION**

1. **Public Hearing – Proposed Amendment to §153.172 Detached Accessory Dwelling Units.** Public hearing to consider an amendment to the Tontitown Zoning Municipal Code, regarding ADU's in order to bring the City's regulations into compliance with Arkansas Act 313 of 2025 (HB1503) and associated state law requirement.
2. **Large-Scale Development – Pam Parking Lot.** Applicant is asking for consideration of a large-scale development request for PAM Trucking located at 297 E Henri De Tonti Blvd. Parcel #(s): 830-37525-000, 830-37526-000 & 830-37527-000.
3. **Review and discussion** – Discuss of the proposed Community Building façade requirements including compliance with applicable zoning and design standards.

## **Adjournment**

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

1. **Public Hearing – Proposed Amendment to §153.172 Detached Accessory Dwelling Units.** Public hearing to consider an amendment to the Tontitown Zoning Municipal Code, regarding ADU's in order to bring the City's regulations into compliance with Arkansas Act 313 of 2025 (HB1503) and associated state law requirement.
2. **Large-Scale Development – Pam Parking Lot.** Applicant is asking for consideration of a large-scale development request for PAM Trucking located at 297 E Henri De Tonti Blvd. Parcel #(s): 830-37525-000, 830-37526-000 & 830-37527-000.

### **Comments from Staff**

1. **March/EOY Building Activity Report**
2. **Current Planning Projects Report**



**Public Hearing and Planning Commission**  
**Meeting March 30, 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](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>

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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).**