



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, February 24, 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

All in attendance.

4. Approval of Agenda

Candy Black motioned to approve the agenda.

Second by Josh Craine

Motion Passes Unanimously

5. Approval of January 27, 2026, minutes.

James Dean motioned to approve the January 27, 2026, minutes.

Second by Josh Craine

Kevin Boortz Voted- YES

Candy Black Voted- YES

Donnie Davis Voted- ABSTAIN

James Dean Voted- YES

Josh Craine Voted- YES

Motion Passes

6. Old Business- NONE

7. New Business

PUBLIC HEARING

1. **Variance Request** - Applicant is requesting a variance on setback requirements on approximately .25 acres more or less located on 958 Budrio Ave. Parcel #: 830-39924-000.

No Public Comments

2. **Rezone Request** - Applicant is requesting a rezone of 2.89 acres from A (Agriculture) to R-1 (Single Family Residential) located at 2150 S Barrington Ln. Parcel #: 830-38323-000.

No Public Comments

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Request** - Applicant is requesting a variance on setback requirements on approximately .25 acres more or less located on 958 Budrio Ave. Parcel #: 830-39924-000.

The owner of the property, Karen Jo Keller, is requesting a setback variance from the standard setback requirements in the R-3 zoning district for the city's zoning ordinance to construct a pool. The required rear setback is 25' and the applicant is requesting a setback to 12' to construct the concrete deck and 10' setback for the base of the pool.

Josh Craine motioned to approve the variance request with conditions for 958 Budrio Ave.
Second by James Dean

Motion Passes Unanimously

Adjournment

PLANNING COMMISSION

1. **Rezone Request** - Applicant is requesting a rezone of 2.89 acres from A (Agriculture) to R-1 (Single Family Residential) located at 2150 S Barrington Ln. Parcel #: 830-38323-000.

This property is owned by the Elizabeth B Hinshaw Trust and is currently zoned A and is currently a nonconforming lot. The owners are requesting a change in zoning to R-1 to split their current land in order to split the lot and provide an access road/easement to access other land.

Owners were present to answer any questions.

Josh Craine motioned to approve the rezone request for 2150 Barrington Ln. and move to the next Committee of the Whole Meeting.

Second by Donnie Davis

Motion Passes Unanimously

Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE THE WHOLE (COW) MEETING March 5, 2025.

1. **Rezone Request** - Applicant is requesting a rezone of 2.89 acres from A (Agriculture) to R-1 (Single Family Residential) located at 2150 S Barrington Ln. Parcel #: 830-38323-000.

Comments from Staff

1. **February/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**- Several applications have been submitted to the Committee of the Whole, scheduled for Thursday March 5, 2026 at 6:00 PM and those applicants will need to be present at this meeting.

Brad Spurlock

- **Next month a discussion of the Arkansas Accessory Dwelling Units.**

Comments for the Planning Commission

James Dean and Kevin Boortz

- **Thanked everyone for attending tonight's meeting.**

Josh Craine

QUOTE:

"Success is going from failure to failure without losing enthusiasm."

Winston Churchill



**Public Hearing and Planning Commission
Meeting February 24, 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.