



**Planning Commission**

Kevin Boortz – Chairman  
James Dean – Vice Chairman  
Tom Joseph - Secretary  
Josh Craine – Member  
Candy Black – Member  
Donnie Davis - Member

**City Staff and Consultants**

City Planner – Mark Latham  
Planning Tech- Brad Spurlock  
Public Works Director- James Clark  
Building Inspector- Roger Duncan  
City Engineer-Zak Johnston  
City Attorney- Harrington -Miller

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***Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes***

Date: Tuesday, November 28, 2023.

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**

Donnie Davis was absent.

4. **Approval of Agenda**

James Dean motioned to approve.  
Second by Tom Joesph

Motion passes Unanimously.

5. **Approval of the October 24, 2023, minutes**

James Dean motioned to approve.  
Second by Josh Cranie

Motion passes Unanimously.

6. **Comments from Citizens**

**Misty Piazza**

1. December 9, 2023, is Shop with a Cop, still need donations cash, and groceries by December 1, 2023.

7. **Old Business- NONE**

8. **New Business**

**PUBLIC HEARING**

1. **Variance** – Applicant is requesting a variance to code 153 “Zoning Regulations” Appendix B-Minimum Dimension Standards, Lot Width min. The property is located at 878 Piazza Rd. Parcel #: 830-37617-000.
2. **Variance** – Applicant is requesting a variance to code 153 “Zoning Regulations” Appendix B-Minimum Dimension Standards, Lot Width min. The property is located at 4036 Old Hwy 68. Parcel # 830-379202-000.

**Adjournment**

**BOARD OF ZONING ADJUSTMENTS**

3. **Variance** – Applicant is requesting a variance to code 153 “Zoning Regulations” Appendix B-Minimum Dimension Standards, Lot Width min. The property is located at 878 Piazza Rd. Parcel #: 830-37617-000.

The applicant is requesting a Minor Subdivision approval to split his property at 878 Piazza Road into 3 tracts. The current Tract is 53.77 acres and will be split into 3 tracts of approximately 17 acres each. The property is zoned A-1 (agricultural) which requires frontages of 240 feet. The variances are for Tract 1 and Tract 3.

Josh Cranie motioned to approve the variance request.  
Second by Tom Joesph

Motion passes Unanimously.

4. **Variance** – Applicant is requesting a variance to code 153 “Zoning Regulations” Appendix B-Minimum Dimension Standards, Lot Width min. The property is located at 4036 Old Hwy 68. Parcel # 830-379202-000.

The applicant is requesting a Minor Subdivision approval to split a 5-acre tract at 4036 Old Hwy 68. The current Tract is 5.0 acres and will be split into 2 tracts of 3.0 and 2.0 tracts. The property is zoned R-E (residential estates) which requires frontages of 200 feet. The variances are for Tract 3-B.

James Dean motioned to approve the variance request.  
Second by Josh Craine

Motion passes Unanimously.

**Adjournment**

**PLANNING COMMISSION**

**Adjournment**

**PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council Dec 19, 2023.**

**NONE**

## Comments from Staff

Mark Latham

1. **If anyone is interested in being involved with the Tontitown Heritage District, please contact Mark Latham.**
1. **October Building Activity Report-** Reference the city website for detailed reports.
2. **Current Planning Projects Report-** Reference the city website for detailed reports.

## Comments from Planning Commission

Tom Joesph

1. **2023 has been a good year and is excited for what 2024 will bring.**

James Dean

1. **Thanks to those who attended the meeting.**
2. **Reminder-** December 9, 2023, is Shop with a Cop, still need donations cash, and groceries by December 1, 2023. Volunteers are needed at 8:00 A.M. at the Elm Springs Rd. Wal-Mart.

Josh Craine

Quote:

**Sometimes by losing a battle you find a new way to win the war.**

**[Donald Trump](#)**

Kevin Boortz

1. **Next meeting is December 26, 2023.**

**Adjournment- All in Favor**



**Public Hearing and Planning Commission  
Meeting November 28, 2023, 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\\_M2I3OGY5ZDdtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%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_M2I3OGY5ZDdtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%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 Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at [cetmcnair@garverusa.com](mailto:cetmcnair@garverusa.com).**