



Planning Commission

Kevin Boortz – Chairman
James Dean – Vice Chairman
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
Engineer-Zak Johnston, CK Civil Engineering
City Attorney- Harrington -Miller

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

Date: Tuesday, January 28, 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**
4. **Approval of Agenda**
5. **Approval of the November 26, 2024, minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Variance Kissinger Ave** – Applicant is requesting a variance located at 1702 Kissinger Ave. The property is zoned A(Agriculture) on 2.02 acres. Parcel #: 830-38160-000.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Kissinger Ave** – Applicant is requesting a variance located at 1702 Kissinger Ave. The property is zoned A(Agriculture) on 2.02 acres. Parcel #: 830-38160-000.

Adjournment

PLANNING COMMISSION

1. **Willow Trace Preliminary Plat** – Applicant is requesting a preliminary plat of 64 buildable lots on 20.31 acres located at 664 Kelly Ave. Property is zoned R-4. Parcel #: 830-37962-000
2. **L-Saw Plaza Extension Letter** - Applicant is requesting an extension to the LSD application that was approved on April 26, 2022, by the Tontitown Planning Commission.

3. Discussion of Plat Density Calculation and Letter of Understanding.
4. Heritage District Design Standards Introduction
5. 612/412 Overlay District Design Standards Introduction
6. Meeting with NWARPC on January 30 @ 12:30pm – City Hall

Adjournment

**PLANNING COMMISSION ITEMS, IF APPROVED, TO COMMITTEE OF THE WHOLE (COW) MEETING
February 4, 2025.**

Comments from Staff

1. December Building Activity Report
2. Current Planning Projects Report



**Public Hearing and Planning Commission
Meeting November 26, 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.