

# **Tontitown Planning Commission Meeting Agenda 10/28/08**

- 1) Roll Call 7:00 PM**
- 2) Approval of Agenda**
- 3) Approval of Minutes for 9/1 & 9/23/08 meeting**
- 4) Old Business:**
  - A. Consider Land Use Text and Map revision**
  - B. Consider amending Chapter 152 of City Code (Subdivision Regulations)**
- 5) New Business:**
  - A. None**
- 6) Reoccurring Items:**
  - A. Discussion of conflicts of Ordinances and or changes needed.**
- 7) Review Items for placement on City Council agenda**
- 8) Comments from Commissioners**
- 9) Adjourn**

**TONTITOWN PLANNING COMMISSION SPECIAL MEETING MINUTES**  
**09/01/2008**

**ROLL CALL:**

David Bolinger	Present
Bill Brandt	Absent
Norbert Ranalli	Present
Jerome Fantinel	Present
Julie Bowling	Present
Tommy Granata	Present
Joey Pianalto	Present

**APPROVAL OF AGENDA:**

There was a Motion to approve the agenda made by Jerome Fantinel and seconded by Norbert Ranalli. It was approved unanimously by acclamation.

**NEW BUSINESS:**

A. Consider Final Plat of Villaggio De Perona.

A document regarding items that needed to be completed prior to final plat approval was passed out to the Commissioners.

1. First on the list of items to be considered was the sidewalk around the retention pond. A Motion was made by Fantinel to accept a Bill of Assurance for the construction of the sidewalk around the retention pond for sixty (60) days. The Motion was seconded by Norbert Ranalli and passed unanimously by acclamation.
2. Second on the items to be completed were street signs for both stop signs and the regular street signs. There was a discussion regarding other municipalities' standards. A Motion was made by Jerome Fantinel that for this project the City of Tontitown would use Springdale standards and that the applicant would have sixty (60) days to install all street signs. The Motion was seconded by Julie Bowling and passed unanimously by acclamation.
3. Two GIS monuments was removed from the list of items that needed to be completed due to the fact that the applicant had already installed the monuments.
4. Next, on the agenda were line items 3, 5, and 6 which included street lights, a fountain for retention pond and a metal fence around retention pond. These matters were all taken up for discussion at the same time. A Motion was made by Julie Bowling to accept that these matters as included in the Bill of Assurance and that the Bill of Assurance amount would be approved by the City Engineer and that the applicant would have sixty (60) days in which to complete these items. It was seconded by Jerome Fantinel and passed unanimously by acclamation.

A Motion was made by Tommy Granata to approve the final plat for Villaggio De Perona with all of

the above-mentioned contingencies discussed in the meeting. This Motion was seconded by Norbert Ranalli and approved unanimously by acclamation.

**ADJOURN:**

A Motion was made by Jerome Fantinel and seconded by Tommy Granata.

**TONTITOWN PLANNING COMMISSION MEETING MINUTES**  
**09/23/08**

**ROLL CALL:**

David Bolinger	Present
Bill Brandt	Present
Norbert Ranalli	Present
Jerome Fantinel	Present
Julie Bowling	Present
Tommy Granata	Absent
Joey Pinalto	Absent

**APPROVAL OF AGENDA:**

There was a Motion made by Norbert Ranalli and seconded by Bill Brandt. It was approved unanimously by acclamation.

**APPROVAL OF MINUTES:**

A Motion was made by Jerome Fantinel and was seconded by Bill Brandt to approve the Minutes of 8/26/08 with one change. With regards to the comments section of the Minutes, Jerome was not talking about a signal at the intersection but was specifically referring to a directional left turn signal for Highway 112 traffic. This Motion was approved unanimously by acclamation. With regards to the approval of Minutes of 9/11/08, a Motion was made by Julie Bowling to table the Motion until the next meeting and was seconded by Jerome Fantinel, and this Motion was approved unanimously by acclamation.

**OLD BUSINESS:**

A. Arco Excavation - Large Scale Development:

Jeff Bates was present for the applicant. He said that since being tabled from the last meeting, he received water and sewer approval, as well as, an easement and approval from the City Council for approval of that easement. Bates also met with, City Engineer, regarding the checklist required for large scale development and met all the requirements pursuant to the checklist. There was some discussion from Chairman Bolinger regarding the requirement to have a digital copy of the revisions presented to the City. Motion was made by Julie Bowling approving the large scale development for Arco on the condition that Bates presents a digital copy of the revised plans to the City by the end of the week. The Motion was seconded by Bill Brandt and approved unanimously by acclamation.

**NEW BUSINESS:**

A. Consider Coger Rezoning Request

There were numerous discussions regarding what the Coger family was planning to do with the

property, specifically issues that the Cogers had regarding access easements and dividing the property. The building inspector noted that they had received some public comment on the project, but the public comment was that there was no objection to the project. A Motion was made by Julie Bowling to change the zoning of the property from RE to R1, and was seconded by Norbert Ranalli and approved unanimously by acclamation.

B. Consider Land Use Text and Map Revision

Jeff Hawkins, via email, stated that changes have been made and the land use text has been provided to the Planning Commission for their review. City Attorney, J.R. Carroll, commented that if the Planning Commission would like to reflect on the changes between the old land use text and the new land use text, that that is something that cannot be done during a Planning Commission meeting given the length of both documents. Given this consideration, a Motion was made to table this matter by Bill Brandt, seconded by Norbert Ranalli and approved unanimously by acclamation.

C. Consider Amending Chapter 152 of City Code

Given Hawkins' absence, there was a Motion to table this matter by Norbert Ranalli, seconded by Jerome Fantinel and approved unanimously by acclamation.

**RECURRING ITEMS:**

A. Discussion of Ordinances.

Mick Wagner brought it to the Planning Commission's attention that the Code is void with regard to addressing multi-tenants in single structure housing units. Wagner also stated that this section can be readily copied from Bentonville's Code. He also opined that Bentonville's Code is much more user friendly and the Planning Commission should consider reviewing and possibly adopting Bentonville's Code and modifying Bentonville's Code to meet the needs of Tontitown. David Bolinger stated that he would discuss the matter with Jeff Hawkins on what is the best way to move forward.

**REVIEW ITEMS FOR PLACEMENT ON CITY COUNCIL AGENDA:**

Coger Rezoning was the only matter to be placed on the agenda.

**COMMENTS FROM COMMISSIONERS:**

None.

**ADJOURN:**

Motion to adjourn was made by Julie Bowling, seconded by Norbert Ranalli and passed unanimously

by acclamation.