

January 10, 2006 – Tontitown Planning Commission – Minutes

7:00 PM – Called to order by Ralph Pendergraft

Roll was called. All members were present.

Ralph Pendergraft introduced Rick Williams as the new Building Inspector, Planner, Code Enforcer, etc. He continued that Mr. Williams started with us last Tuesday and has hit the ground running and is doing a real good job. Mr. Pendergraft commented that if anyone has any questions, Mr. Williams is at the office everyday.

***Motion to accept minutes as written for meeting of 12/27/05 by Chuck Savage.
Seconded by Karen Inlow.***

Ralph Pendergraft stated that there needs to be a change on page three. The house size should read 2000 square feet, not 2700.

***Motion to accept minutes as written with the change of house size as mentioned made by Chuck Savage.
Seconded by Karen Inlow.***

Motion passed unanimously.

Ralph Pendergraft called to the podium Fantinel One LLC rezoning, property on North Maestri. He continued that the property is north of Mary Maestri's on the east side of the road. It is currently zoned R-3.

There was some clarification that at the time of petition the property was zoned Agricultural with a Commercial strip along 112. Some discussion followed concerning the strip of Commercial and whether rezoning was necessary now that the map had passed, making the property R-3. It was determined that if the rezoning was processed it would eliminate the Commercial strip should it resurface if a past rezoning is found to be legitimate.

Ralph Pendergraft asked if they were planning on putting in a subdivision.

Fantinel One LLC replied that that is the plan.

Ralph Pendergraft asked if there were any comments from the audience.

Bev Cortiana asked if we are recognizing that there is a referendum before the city to have an election about the zoning map.

Steve Gunderson responded that at this moment the petition has not been accepted. He continued that by virtue of that, the zoning map stands in effect.

Some debate between Mr. Gunderson and Ms. Cortiana pursued.

Steve Gunderson clarified that the zoning map that is in place that was approved by City Council on December 6, 2005 is currently in effect.

Ralph Pendergraft asked is anyone else had any comments. He asked if the Commissioners had any comments.

***Motion made by Karen Inlow to grant the petition to rezone said property to R-3.
Seconded by Norbert Ranalli.***

Motion passed unanimously with Jerome Fantinel abstaining.

Ralph Pendergraft called P&S Development to the podium for rezoning property at the southeast corner of Wildcat and Bausinger from Agricultural to R-3.

P&S Development confirmed and stated that they plan to put in a subdivision.

Ed Rosso asked at what point will we know sewer plans and house size.

Ralph Pendergraft replied that the Commission will have that information when the plat is submitted.

Mick Wagner clarified some sewer concerns.

Ralph Pendergraft asked for any comments.

Karen Inlow commented that we are trying to keep away from spot zoning but added that P&S was led to believe the property would be R-3. She also pointed out that the property is against an R-3 zone.

Ralph Pendergraft asked for any additional comments. After no comments, he asked for a motion.

***Motion made by Tommy Granata to accept the petition to rezone said property to R-3.
Seconded by David Bolinger.***

Motion passed unanimously.

Ralph Pendergraft called Johnson Monuments to the podium for a variance request to place a sign within the required ten feet allowance past the road right of way.

Debra Lane – Johnson Monuments – stated that not having a sign creates a traffic hazard as people cannot see the business until they are right up on it. She continued that she has spoken to the phone and gas companies, and they do not have a problem. Ms. Lane commented that she also checked with the neighbors to make sure that the proposed sign and location would not be a hindrance to them.

Some discussion followed regarding the type of sign and desired location.

Rick Williams suggested that another type of sign might be more appropriate.

***Motion made by Karen Inlow to table in order to find other options.
Seconded by Tommy Granata.***

Motion passed unanimously.

Ralph Pendergraft called American RV Park to the podium for large scale development.

Jay Potter – American RV Park – described the ambitions and design of the park.

Ralph Pendergraft asked for any comments.

Some discussion followed, and it was determined that it would be necessary to submit the project for TAC Review.

Tommy Granata commented that with an RV pulling out onto 412, a light might be needed.

Karen Inlow questioned the impact the traffic would have on Pianalto Road. She asked if the heavy vehicles would tear up the roads. She also asked about the turn radius that would be needed.

Steve Gunderson commented that this is a unique situation that would take some time.

*Motion made by Jerome Fantinel to table pending outcome of TAC Review.
Seconded by Karen Inlow.*

Motion passed unanimously with Chuck Savage abstaining.

Tontitown Plaza was on the agenda, but no representation was present.

*Motion made by Karen Inlow to table.
Seconded by Norbert Ranalli.*

Motion passed unanimously.

Ralph Pendergraft called Villaggio dei Perona to the podium.
Garrett Hafemann – Jorgensen & Associates – presented the plat.
Discussion followed with indications that TAC Review would be necessary. It was mentioned that a street light would eventually be needed. Steve Dearien of Ozark Development indicated their willingness to share in the cost of street light(s).

*Motion made by Chuck Savage to accept the preliminary plat, subject to approval of TAC Review.
Seconded by Norbert Ranalli.*

Motion passed unanimously.

Garrett Hafemann addressed the application for a variance on the street width in the rounded one-way section at the center of the subdivision.
Discussion pursued clarifying minimal width requirements for fire codes.

*Motion made by Chuck savage to accept variance.
Seconded by David Bolinger.*

Motion passed unanimously.

Bev Cortiana asked Mr. Gunderson to explain what happens in reference to the referendum and the rezoning petitions that were approved tonight.
Steve Gunderson responded that nothing happened tonight; the petitioners have to submit to council. He continued that the referendum has been reviewed and is insufficient and should be rejected.

*Motion made by Norbert Ranalli to adjourn.
Seconded by David Bolinger.*

Motion passed – meeting adjourned at 8:25.