

January 24, 2006 – Tontitown Planning Commission – Minutes

7:03 PM – Called to order by Ralph Pendergraft

Roll was called. All members were present.

***Motion to accept minutes as written for meeting of 01/10/06 by Chuck Savage.
Seconded by Karen Inlow.***

Motion passed unanimously.

Ralph Pendergraft called Harmon Arbor to the podium.

Chuck Anderson – ESI – stated that he is representing Harmon Arbor in the preliminary plat phase. He continued that they have changed the plat slightly from the last presentation to the Planning Commission. Mr. Anderson proceeded to present safe sight calculations to the Commission.

Discussion followed.

Chuck Anderson indicated that on the first chart the crest of the vertical curve shows a safe sight stopping distance of 373 feet. He noted that the other chart PBI calculations go with the S1 and S2 that follows. Mr. Anderson pointed out that when at the S1 at the beginning of the curve one can see 617 feet and at S1 up the hill one can see 363 feet. He continued to explain the charts and how it was derived the safe stopping distance is 373 feet.

Ralph Pendergraft asked if there were any questions from the Commissioners.

Tommy Granata clarified that they lost one driveway.

Chuck Anderson confirmed, stating that there were fifteen, and now there were fourteen.

Ralph Pendergraft asked for the measurements on lots one and two.

Chuck Anderson replied that they are almost 600 feet deep but narrow along the road.

Ralph Pendergraft asked how narrow.

Chuck Anderson replied that they are 111 feet.

Karen Inlow asked what the county standard is as far as roads go.

Chuck Anderson responded that there are none really.

Ralph Pendergraft commented that regardless of the outcome tonight, Harmon Arbor would be at the TAC review on February 21.

Chuck Anderson confirmed.

Chuck Savage commented that they took off lot 15.

Chuck Anderson replied that 14 was 15, widths were increased.

Ralph Pendergraft asked for any more comments.

Norbert Ranalli asked if they would be using the gas line to the chicken houses.

Chuck Anderson responded no, that they would be using the main line with the requested easement, which will force 13 to the rear.

Ralph Pendergraft asked if there were any more comments or questions. He continued that a motion is needed.

***Motion made by Chuck Savage to approve the preliminary plat for Harmon Arbor
contingent on TAC approval.
Seconded by Tommy Granata.***

Motion passed unanimously.

Ralph Pendergraft stated that under old business we have Johnson Monuments and called them to the podium.

Debra Lane – Johnson Monuments – stated that she would like to place the sign on the west side of the property just behind the road right of way.

Rick Williams stated that he had checked the site, and it should not be a problem.

Tommy Granata asked if the sign would be a pole or monument.

Debra Lane replied that it would be a monument. She added that it would be moveable.

Tommy Granata asked if the view would be blocked when exiting the business, if people would have to pull out almost onto the highway to see around it.

Rick Williams and Debra Lane both responded that would not be the case.

Ralph Pendergraft stated that if there were no more comments, then there would need to be a motion.

Motion made by Karen Inlow to grant the variance allowing the requested sign to be placed within the city setbacks.

Seconded by Norbert Ranalli.

Motion passed unanimously.

Ralph Pendergraft stated that the next item was to be election of officers.

Discussion followed clarifying when elections are to be held (every January).

Motion made by Chuck Savage to elect Ralph Pendergraft as Chairman.

Seconded by Norbert Ranalli.

Motion passed unanimously.

Motion made by David Bolinger to elect Chuck Savage as Vice Chairman.

Seconded by Karen Inlow.

Motion passed unanimously.

Motion made by Chuck Savage to elect Tommy Granata as Secretary.

Seconded by David Bolinger.

Motion passed unanimously.

Steve Gunderson stated that terms need to be set. He recommended that it be yearly.

Motion made by David Bolinger that officer terms run January to January.

Seconded by Karen Inlow.

Motion passed unanimously.

Ralph Pendergraft called for open discussion.

Chuck Savage commented that on the TAC plat review, he recommends that all commissioners attend at least one of them.

Ralph Pendergraft asked if there were any more comments.

Motion made by Norbert Ranalli to adjourn.

Seconded by Tommy Granata.

Motion passed unanimously – meeting adjourned at 7:30 PM.