

February 14, 2006 – Tontitown Planning Commission – Minutes

7:00 PM – Called to order by Chuck Savage.

Roll was called. Ralph Pendergraft and Jerome Fantinel were not present.

***Motion to accept minutes as written for meeting of 01/24/06 by Karen Inlow. Seconded by Norbert Ranalli.***

**Motion passed unanimously.**

Chuck Savage called CPSA rezoning petition to the podium.

Mont Sagely – CPSA - stated that the property is located about three hundred feet from the southeast corner of Wildcat and Pianalto, consists of one hundred two acres, and that they wish to rezone from R-2 to R-3.

***Motion was made by Tommy Granata to rezone all one hundred two acres from R-2 to R-3. Seconded by Karen Inlow.***

Chuck Savage asked for any discussion.

Tommy Granata asked if this property is located next to the property rezoned at last meeting.

The consensus was affirmative.

Karen Inlow asked is it was on the same side.

Chuck Savage replied that is to the south.

Mick Wagner answered that is east and south.

David Bolinger questioned if there was frontage on Kelly.

Mick Wagner replied no; there's some to the north.

David Bolinger asked if there was some left facing Pianalto as R-2.

Tommy Granata responded that it was not being presented to be rezoned.

David Bolinger questioned how much is left.

Mick Wagner replied there is 11.3 and about 5 acres.

Chuck Savage stated that when the commission started the rezoning process, it went across Kelly, then council told those people they could come back. He then asked for comments from the audience.

Anthony Doss stated that he is not in favor; R-2 would be fine in front, R-3 would need to be in back.

Lucias Mhoon stated that decentralized sewer is an interest. He continued that his mother and grandmother have property, and they are all interested.

Steve Gunderson responded that the sewer code was adopted late '05.

Lucias Mhoon stated that based on Springdale, he assumes that this property will have decentralized sewer. He continued that he does not believe R-3 is appropriate for this area.

Mont Sagely commented that the only compliant is from someone who does not live in Tontitown.

Norbert Ranalli asked what size houses are being planned.

Mont Sagely replied that they are thinking about a 120' by 120' lot with 1800 to 2500 square feet homes as there is a surplus of homes over three hundred thousand in the area. Mike Stephens stated that he wishes the commission would look at homes in the area and take that into consideration. He continued that he would rather sell than to have R-2, R-3, or even R-1; most have 3 acre lots and to put R-2 or R-3 across the street. No further discussion. Call for vote.

**Motion passed four to one, with Karen Inlow voting against the motion.**

It was noted that Washington County Planning withdrew from the agenda.

Chuck Savage called GPJ subdivision to the podium.

Steve Lyle – GPJ – stated that they are seeking final plat approval. He continued that from the punchlist on January 23 they had completed items one through three, item four had been paid, item five they are posting bond for two years, items six through ten were done, item eleven has been paid, item twelve is bonded, and item thirteen is done.

David Gilbert asked about water tests.

It was noted that results had been provided to the planning department by both the developer and an employee of the water department. It was also noted that the water department had not seen any results.

Steve Gunderson stated that approval could be contingent upon those results being provided to the water department.

***Motion was made by Karen Inlow to approve the final plat contingent on water test results being provided to the water department. Seconded by Norbert Ranalli.***

**Motion passed unanimously.**

Chuck Savage called Tontitown Plaza to the podium.

Shawki Al-Madhoun – Northstar Engineering – described the plan of Tontitown Plaza.

Tommy Granata commented that he has questions about the drainage, on run off you have a number of stations that have rock for controlled release on page three and a number of rock checked dams controlling flow to the back. He continued to say that he has a problem with erosion; rock gets washed away. He went on that it also creates an area that is hard to maintain. Mr. Granata stated that he would like to see something more permanent.

Shawki Al-Madhoun replied that they will have a permanent rift raft channel; that this is only for development.

Tommy Granata commented that he would like to ask the commissioners what they think of the water.

Shawki Al-Madhoun stated that they could replace it with a pond but that it really is an insignificant increase.

Steve Gunderson asked David Gilbert to address items three and four on the report from EGIS.

David Gilbert commented that sometimes detaining creates a bigger problem. He continued that it impacts downstream. Mr. Gilbert stated that as shown, the area southeast has no increase, and there is only minor increases on the north and off to the east.

Shawki Al-Madhoun clarified that each lot will do its own large scale, which will include more specific drainage.

Steve Gunderson commented that item four had not been done.

David Gilbert interjected that item four has been received and reviewed and meets requirements.

Rick Williams questioned that with collective commercial parking and dividers, will drainage be done per lot.

David Bolinger commented that a concern is getting roads in.

***Motion made by David Bolinger to accept the preliminary plat for Tontitown Plaza. Seconded by Karen Inlow.***

**Motion passed unanimously.**

Chuck Savage called Harmon Arbor to the podium.

Chuck Anderson – ESI – stated that they are requesting a variance on curb and gutter and sidewalk. He continued that there is nothing out there existing, it'd be on half of the road. Mr. Anderson went on that sidewalks go with curb and gutter and that curb and gutter would change their design.

Chuck Savage commented that Barrington Heights subdivision did curb and gutter, and it's just on half the road.

***Motion was made by Tommy Granata to grant the variance for curb and gutter and sidewalk. Seconded by Norbert Ranalli.***

Karen Inlow stated that if we don't stick to the regulations then the town will be spotted; there will be sections with sidewalks and then nothing with sidewalks. She continued that she has a problem with the variance, that sidewalks are wanted and need to be consistent.

Norbert Ranalli commented that sidewalks are important in subdivisions as well as lighting.

David Bolinger added that with it being a major arterial and the impact that would have, there's a need to look at other cities and what they have. He continued that, if appropriate, then he agrees with Mrs. Inlow.

Norbert Ranalli stated that children need a sidewalk.

Husk Penzo asked that if the road was widened, would everything be torn out.

David Bolinger replied that would not happen is appropriate setbacks were used now.

Chuck Savage commented that when it's annexed a few years from now, then the city would have to pay.

Steve Gunderson reminded the commission that they have it in the ordinances that set premises, that regulate things.

**Motion failed unanimously.**

Chuck Savage asked for any open discussion.

Tommy Granata commented that he would like to thank Mick Wagner on the PC work.

Mick Wagner started some drainage discussion. He continued that the current GIS enables one pixel per square inch and that they have ordered three times that which will be able to tabletop issues. Mr. Wagner gave some insight on the capabilities of the system.

Tommy Granata commented that he would like to thank Chuck Savage.

Steve Gunderson stated that he has been approached by an alderman and that there will be an ordinance for a Fire Marshall. He continued that is some concern of the language concerning lot splits.

***Motion made by Tommy Granata to recommend to Council to appoint Rick Williams as Fire Marshall. Seconded by David Bolinger.***

Karen Inlow expressed concern over Mr. Williams having the time.

Chuck Savage explained that it would work hand in hand with what Mr. Williams does now.

Steve Gunderson pointed out that final plats have a signature line for “Fire Marshall” which could be a liability if one is not appointed.

**Motion passed unanimously.**

Chuck Savage asked if there was anything else. Nothing was mentioned.

***Motion was made by Karen Inlow to adjourn. Seconded by Tommy Granata.***

**Motion passed – meeting adjourned 7:55 PM.**