

February 28, 2006 – Tontitown Planning Commission – Minutes

7:00 PM – Called to order by Ralph Pendergraft.

Roll was called. Karen Inlow and Rick Williams was not present. All others present.

***Motion to accept minutes as written for meeting of 02/14/06 by David Bolinger.
Seconded by Norbert Ranalli.***

Motion passed unanimously.

Ralph Pendergraft noted that items one and two had requested to be removed from the agenda. He then called K&K Veterinary to the podium for a variance request.

Ken Lipsmeyer – K&K Veterinary Supply - stated that they have the building at the back of the Maestri subdivision in industrial that was started July of 2001 and finished March of 2002. He continued that they are looking to do a warehouse expansion to the back of the existing building, 150 feet to the east and west side and 50 feet toward the back of the lot. Mr. Lipsmeyer stated that the variance request is to let them not put fifty percent of the exterior in rock or natural looking structure as it would not conform to what is around them. He added that the cost would be substantial to go back and get new engineering drawings as well as the material cost itself.

Chuck Savage asked that Mr. Lipsmeyer indicate his location on the map.

Ralph Pendergraft asked if the expansion was 50 feet to the west.

Ken Lipsmeyer clarified to the south.

Tom Johnson – contractor – commented that it would go 130 feet from the back of the building.

Mick Wagner stated that the proposed street would have a 50 feet right of way.

Ralph Pendergraft clarified that that had not come about yet.

Steve Gunderson stated that we have the proposed master street plan, not adopted.

Ralph Pendergraft commented that there are other lots that have not been built on yet, but so far they do have one of the nicest fronts. He asked for any questions or comments. He added that the proposed street plan may extend from Fletcher past K&K, but there isn't anything yet. Mr. Pendergraft stated that Rick Williams had originally recommended that the variance be denied, but after he looked at it further, he recommended to Mr. Pendergraft that it be granted.

Chuck Savage added that he felt that they have gone above and beyond.

Jerome Fantinel questioned that the north facing wall is not stone.

Chuck Savage responded that it is open.

Jerome Fantinel asked if they would be continuing what is there.

Ken Lipsmeyer replied that they would be.

Ralph Pendergraft asked for any questions or comments.

Motion made by Chuck Savage to grant the variance to allow metal facing front and sides. Seconded by Jerome Fantinel.

Ken Lipsmeyer stated that once it is finished it will all be enclosed and the color will be just like the building now.

Ralph Pendergraft commented that covering the west side will help.

Motion passed unanimously.

Ralph Pendergraft went on to old business. He commented to Mick Wagner that he liked his new toy.

Mick Wagner stated that smaller maps had been handed out on what had been discussed.

Ralph Pendergraft asked if he could bring up subdivisions.

Mick Wagner answered that in Tontitown, yes; the planning area is getting loaded along with higher resolution with two feet contours for drainage studies.

The current and proposed Master Street Plan was displayed and discussed.

Ralph Pendergraft asked for any more old business. He called for open discussion.

Gilles Mantegani stated that he has land in a trust that he wants to split.

Ralph Pendergraft acknowledged that Rick Williams is in possession of the requested split and explained that we are trying to get a new ordinance for lot splits.

Gilles Mantegani commented that it has been 30 days since he sent the request; he'd like to see something done.

Ralph Pendergraft asked if there was anything else.

Motion to adjourn made by Norbert Ranalli. Seconded by Jerome Fantinel.

Motion passed unanimously – Meeting adjourned at 8:10 PM.

Ralph Pendergraft requested the meeting continue to address a couple of things that was missed – lot splits and fees.

Steve Gunderson stated that there is a desire to amend Chapter 153's fees charged and lot splits as defined in 153.125. It would require a 15 notice of public hearing. Mr. Gunderson suggested that it be done as soon as possible. He added that both could be done at once.

Ralph Pendergraft asked if the notice would need to be published with the proposed ordinance.

Steve Gunderson responded that the notice would need to indicate what the hearing was for, but not the ordinance.

Meeting officially adjourned at 8:15 PM.