

March 28, 2006 – Tontitown Planning Commission – Minutes

7:25 PM – Called to order by Ralph Pendergraft.

Roll was called. All members were present.

Ralph Pendergraft commented that the minutes had been presented to all members.

Motion to accept minutes as written for meeting of 03/14/06 by Karen Inlow. Seconded by David Bolinger.

Ralph Pendergraft asked for any comments.

Motion carried with unanimous ayes.

Ralph Pendergraft stated that a motion was needed concerning the fee schedule that was discussed at the public hearing.

Motion made by Norbert Ranalli to accept and recommend to Council the currently used building permit fee schedule. Seconded by David Bolinger.

Ralph Pendergraft asked for any comments.

Chuck Savage commented that it looked good.

Motion passed unanimously.

Ralph Pendergraft stated that a motion was needed regarding the language of lot splits that was discussed at the public hearing.

Motion made by Karen Inlow to accept and recommend to Council allowing the Director of Planning to handle lot splits administratively or refer them to the Planning Commission. Seconded by Jerome Fantinel.

Ralph Pendergraft asked if there were any comments.

Motion passed unanimously.

Ralph Pendergraft commented that those items would need to get on the Council agenda.

Steve Gunderson stated that he would get an alderman to sponsor them.

Ralph Pendergraft asked if there was any new business. He then moved on to old business. He stated that Tuscany had requested to pull from the agenda.

Motion made by Karen Inlow to table the variance request by Tuscany. Seconded by Norbert Ranalli.

Motion carried with ayes with Jerome Fantinel abstaining.

Ralph Pendergraft called the next item on the agenda, Legacy subdivision.

Jason Appel – ESI – explained the preliminary plat and variance request.

Ralph Pendergraft asked David Gilbert to comment.

David Gilbert – EGIS – noted comments from the EGIS review letter dated March 23, 2006.

Mick Wagner commented that a steg system was mentioned. He added that Water and Sewer will need a letter from ESI stating their system meets the minimum requirements posted on the web.

Jason Appel stated that their system is under Washington County.

Mick Wagner clarified that that is still under discussion and that ultimately it will be under our jurisdiction.

Ralph Pendergraft asked what plans are shown for Strawberry Plant.

Jason Appel replied that it fits Washington County standards.

David Gilbert affirmed that they covered County standards.

Ralph Pendergraft commented that he doesn't understand why the people on the other side were not required to improve by the County.

David Gilbert pointed out that the County can require to pave the entire width to County standards.

Jason Appel offered to do the whole road if relieved of curb and gutter and sidewalk requirements.

Karen Inlow added that if County requires them to do that anyway, then we would be out curb and gutter.

Motion made by David Bolinger to accept the preliminary plat with contingencies of items 3-9 on the EGIS letter of 3/23/06. Seconded by Karen Inlow.

Motion passed unanimously.

Ralph Pendergraft indicated to move on to the variance.

Chuck Savage commented that on Hines they made it so it would not be fair not to make them do it too.

Norbert Ranalli asked who would pay for the other side if it was done.

Karen Inlow responded that they would if the County requires them to.

Ralph Pendergraft asked if there were any comments or questions. He then asked for any discussion.

Sunny Hinshaw – Resident – stated that once it became a paved road, then people would drive faster so it would need sidewalks.

Jason Appel stated that he spoke to Frank Demers with the County and he doesn't want curb and gutter because of maintenance issues.

Jerome Fantinel asked if requiring curb and gutter would create a drainage issue.

David Gilbert replied that curb and gutter gets some underground pipe and curb inlets.

Jerome Fantinel then asked if inlets would require a further drainage study.

David Gilbert stated that it might add a few pages to the current requirements.

Ralph Pendergraft asked if there were any more comments.

Motion made by David Bolinger to grant the variance request. Seconded by Norbert Ranalli.

Motion failed unanimously.

Ralph Pendergraft called South Point to the podium.

Geoff Bates – Blew Bates & Associates – presented the preliminary plat.

David Gilbert reviewed comments from the EGIS review letter dated March 27, 2006.

Geoff Bates commented that all info is in, that it was just left off the review letter. He asked if the Commissioners and staff had time to look at it. He added that there is room to put a street between the two power lines.

Chuck Savage stated that if the road went straight it would take care of it.

There was some discussion as regarding the road extension and power lines.

Ted Schneider – Principle of the property – requested that the plat be tabled.

Motion made by Chuck Savage to table the preliminary plat. Seconded by David Bolinger.

Motion passed unanimously.

Ralph Pendergraft asked for any open discussion.

There was some discussion regarding Kissinger.

Rick Williams explained the booklet given to each Commissioner.

Mick Wagner noted that rezoning info is available on the GIS.

Ralph Pendergraft asked if there was any more discussion.

Chuck Savage stated that the Commission had talked before about making Mr. Williams the Fire Marshall.

Rick Williams explained a Fire Marshall's capacity.

Steve Gunderson stated that if the Commission wishes to make that recommendation to Council, they would need to do so in writing.

Motion made by Chuck Savage to recommend to Council the appointment of Rick Williams as Fire Marshall. Seconded by Karen Inlow.

Motion passed unanimously.

Motion made by Norbert Ranalli to adjourn. Seconded by Tommy Granata.

Motion carried with ayes. Meeting adjourned at 8:40 PM.