

May 23, 2006 – Tontitown Planning Commission – Minutes

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

Roll was called. All members were present.

Ralph Pendergraft asked if everyone had received and read the minutes.

***Motion to accept minutes as written for meeting of 05/09/06 by David Bolinger.
Seconded by Norbert Ranalli.***

Ralph Pendergraft asked for any discussion.

Motion carried with unanimous ayes.

Ralph Pendergraft called Fantinel One to the podium for rezoning.

Philip Taldo stated that since they had requested to be all R-3, there has been new development across the street. They would like to live up to the market and residential is not really needed on the south end. He continued that he has met with two builders to build all the houses with a Tuscan theme, even through the north end, which is in Springdale.

Chuck Savage asked if the streets will have Italian names.

Philip Taldo confirmed and commented that the residential plat shows the exact lots, but that the commercial end would be processed as each individual large scale development so they are not shown as lots. He continued that they are currently thinking of office/condo space in the back with retail along the highway.

Karen Inlow asked how much land it is.

Jason Appel – ESI – stated that it is about 18 acres.

Chuck Savage stated that he liked it.

Karen Inlow commented that she is not much on rezoning, but that this is common sense.

***Motion made by Tommy Granata to rezone indicated south portion from R-3 to C-2.
Seconded by Norbert Ranalli.***

David Bolinger asked how many feet of frontage would it have.

Rick Williams stated that it goes along with the plan.

Ralph Pendergraft asked if there was any more discussion.

Philip Taldo stated that there is a lot riding on this; it has to be nice.

Ralph Pendergraft called for the vote.

Motion passed unanimously with Jerome Fantinel abstaining.

Steve Gunderson explained the ordinance requirement.

Philip Taldo stated that they wish to withdraw the variance request.

A discussion of regressing to one meeting per month ensued. It was decided to stay as it is.

Ralph Pendergraft asked if there was anything else to discuss.

Motion made by Chuck Savage to adjourn. Seconded by Tommy Granata.

Motion carried with all ayes. Meeting adjourned at 7:20 PM.