

June 27, 2006 – Tontitown Planning Commission – Minutes

7:01 PM – Called to order by Chuck Savage.

Roll was called. Ralph Pendergraft was not present.

Chuck Savage asked if everyone had read the minutes.

Motion to accept minutes as written for meeting of 06/13/06 by Jerome Fantinel. Seconded by Karen Inlow.

Chuck Savage asked for any discussion.

Motion carried with unanimously.

Chuck Savage stated that American RV requested to be tabled.

Motion made by Karen Inlow to table American RV. Seconded by Norbert Ranalli.

Motion carried unanimously.

Chuck Savage called for the Lot Split for Kenny Smith.

No one was present to represent, so Mr. Savage asked Rick Williams for any input. Rick Williams commented that the last conversation he had with Mr. Smith he had requested to be referred to the State Health Department. He continued that Mr. Smith had been informed that the proposed lot split was part of the discussion for Tontitown Plaza during TAC review. Mr. Williams recommended the Commission deny the split.

Motion made by Karen Inlow to approve the proposed lot split. Seconded by Norbert Ranalli.

Chuck Savage asked for any discussion.

Tommy Granata asked if this split is to go with the commercial lots next to Sonic.

Rick Williams answered that it adds a lot.

Chuck Savage explained the location of Sonic's septic system and that this split would separate the system from Sonic's property.

Tommy Granata commented that he thinks the development there is a good thing but that he is not in agreement with separating the tank.

Rick Williams stated that alternatives were offered at TAC, but that he is not sure if they fit into their ultimate goal.

Tommy Granata remarked that he wants it done right, but that he does want the development.

Jerome Fantinel asked if the Sonic would still own its septic if split.

Rick Williams answered that they would not, which is the issue. He continued that he feels Sonic is anticipating sewer.

David Gilbert – EGIS – stated that he has not spoken with the Health Department, but typically they are not in favor even of lateral lines crossing other properties.

More discussion followed regarding what might or might not be allowed.

Motion denied unanimously.

Chuck Savage called Tuscany to the podium.

It was stated that Tuscany was returning for Preliminary Plat approval, which was tabled at the last meeting pending City Council's approval of their rezoning.

Motion made by Norbert Ranalli to approve Tuscany's preliminary plat contingent on the engineer's recommendations. Seconded by Tommy Granata.

Chuck Savage asked for any discussion.

Philip Taldo commented that they have new names for the streets other than what is on the plat.

Tommy Granata asked about the cul-de-sac issue with the knuckle as to whether it was determined if it should have one or two names.

Philip Taldo replied that it would just have one. He continued that some cities are on a grid system, which requires two names.

David Gilbert stated that EGIS issued a letter on June 26, 2006 of review. He proceeded to cover the contents of the letter.

Motion carried with all in favor, with Jerome Fantinel abstaining.

Chuck Savage asked if there were any items for open discussion.

Karen Inlow asked if it was found out about the length of time for tabling requests.

Steve Gunderson responded that generally two times within other cities: one each for the applicant and commission. He continued that he would recommend allow the developer once and the Commission once. He went on that the Commission can adopt its own policy and put it in bold on the paperwork given out.

Motion made by Karen Inlow to restrict tabling to one time per applicant and one time per Commission, after which action will be taken. This restriction, if approved, will begin the first Commission meeting in September, 2006. Seconded by Tommy Granata.

Motion passed unanimously.

Steve Gunderson suggested that another appropriate motion for the future would be to deny requests that are "no-shows".

Motion made by Jerome Fantinel to deny requests to applicants who do not present themselves for representation without some form of contact with either the Commission or Department. If approved, policy will go into effect the first meeting in September, 2006. Seconded by Norbert Ranalli.

Motion passed unanimously.

David Gilbert asked the Commission for clarification and their desire regarding §152.41 (H) which requires street names prior to preliminary plats being presented to the Commission.

Rick Williams stated that he felt there was no reason that that could not be accomplished. The Commission requested that Mr. Gilbert proceed with the requirements as currently written and interpreted.

Chuck Savage asked if there were any other comments.

Motion to adjourn made by Tommy Granata. Seconded by Jerome Fantinel.

Motion carried by ayes. Meeting adjourned 6:25 PM.