

August 29, 2006 – Tontitown Planning Commission – Public Hearing - Minutes

6:05 PM – Called to order by Ralph Pendergraft.

Roll was called. All members were present.

Ralph Pendergraft stated that the purpose of the hearing was for the Master Street Plan. He continued that the map has been being worked on for about four months. He commented that it has been changed and added on to in order to get what they have now and are considering adopting. He noted that John McClarty from Northwest Arkansas Regional Planning was present. Mr. Pendergraft asked for any comments from anyone in the audience.

Arthur Penzo – 505 Ardemagni – asked if the street that will be extending from the Perona subdivision will be a thru street past the fire station.

Ralph Pendergraft stated that Piazza will run to 412, noting that any dotted line is to try to get from one place to another and may change along the way. He clarified that while Piazza would be a thru street, it would not be by the fire station.

Arthur Penzo voiced his concern that the kids at the park would need to be protected.

There was some discussion regarding the plat for Villaggio de Perona, the thru street, the safety of those at the park, and the hazard of traffic holding up the exit of fire trucks. It was noted that it was approved by Council with the street as noted on the plat.

Robert McAlister – owns property on Kissinger – commented that back when they were annexed, Mr. Paul Maestri had promised to get the road chipped and sealed and have water lines installed. Mr. McAlister expressed his concern that they not be forgotten. He also commented that he didn't feel Kissinger would be a good thru road.

Ralph Pendergraft replied that it is good but opposition moved it back. He added that he had received an email from Rodney Miller. He further noted that the Planning Commission doesn't have anything to do with roads being built or fixed.

David Bolinger recalled a City Council meeting where Kissinger was on the top of the list. He continued that it was apparently moved because they weren't getting easements.

Henry Piazza clarified that it was water and sewer easements, not street easements.

Ralph Pendergraft added that it was some street easement issues as the residents don't want the road widened and they want chip and seal, not hot mix.

Don Kissinger – Kissinger Road resident – asked where the road was off of 112.

There was some discussion as Karen Inlow showed Mr. Kissinger where it was on the map.

Kendra Miller asked for clarification that the map shows Kissinger getting nothing.

Ralph Pendergraft replied that the MSP does not show Kissinger because of the spring and they didn't think they could get easements.

Kendra Miller commented that many people had no idea easements were needed.

David Bolinger explained the difference in the Master Street Plan versus a map for road repair.

Kendra Miller stated that she had called City Hall and was assured that it would be paved by the end of the year, that it was approved.

Chuck Savage stated that it was but it was changed because some residents were not willing to give easements.

James Larson – 1280 Milsap – asked if the access roads for the bypass would be put in at the time the bypass is put in.

Ralph Pendergraft responded that whoever develops the surrounding property puts it in.

Robert McAlister asked if they could get another meeting with the Kissinger people.

Ralph Pendergraft answered that that is what tonight's meeting is for. He continued that it is the second Public Hearing meeting and that they had had seven or eight small meetings, which had been posted on the web.

A lady in the back asked if anything was in writing.

David Bolinger referred her to the minutes posted on the web.

Ralph Pendergraft stated that this meeting was not concerning paving, it was to look at the proposed Master Street Plan.

JR Carroll commented that things were getting off base and that the meeting is to talk about the flow of traffic. He continued that picking a route won't pave Kissinger any faster.

Ralph Pendergraft commented that a reason is that a three lane down Kissinger wouldn't work; it's too narrow.

Henry Piazza replied that a sixty foot right of way would be sufficient for three lanes.

John McClarty confirmed that it would – easy.

Ralph Pendergraft asked for other comments.

Motion made by Chuck Savage to recommend the proposed Master Street Plan to City Council. Seconded by David Bolinger.

Tommy Granata asked if anyone on City Council has any input on the study areas.

David Bolinger asked what would be worse if the study areas were left without defining.

John McClarty replied that the study areas need to be defined as soon as possible, but that it wasn't a reason to hold up the map.

Ralph Pendergraft commented that Liberty and Ardemagni wouldn't change until it's developed and someone cuts off a corner. He continued that Pianalto will be a major deal where it hits Javello; there's a big ditch.

John McClarty commented that even the dotted lines are somewhat of study areas.

There was some discussion over the precision of the lines on the map. Karen Inlow pointed out safety issues on Steele.

Norbert Ranalli noted that where Klenc and Fletcher are proposed, Gary Canup has a new home that he's not going to move.

Chuck Savage stated that Mr. Williams would keep an eye on that area and make sure the south side stays clear.

John McClarty commented that the subcommittee did some good work; the highway department is favorable; and it looks excellent.

Motion carried unanimously.

JR Carroll asked if there needed to be an emergency clause.

The consensus answer was no.

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

Motion carried. Meeting adjourned 6:50 PM.