

Tontitown Planning Commission
Meeting Minutes
2007-01-23

Meeting Called to Order at 7:07 p.m.

Roll Call:

Tommy Granata –present
David Bolinger -present
Karen Inlow -present
Jerome Fantinel -present
Norbert Ranalli -present
Ron Young –present
Julie Zulpo-Bowling -present

Minutes from the last meeting were not prepared.

Motion to table the approval of the minutes for December 19, 2006 until the next meeting
by Karen Inlow
Seconded by David Bolinger

Vote:

Bolinger –yes, Inlow –yes, Ranalli –yes, Young –yes, Zulpo-Bowling –yes,
Fantinel -yes

Motion passed unanimously

Old Business:

New Business:

Master Street Plan:

Piazza Road runs from Fletcher to Hwy 412. We have lost two-thirds of the road due to errors in City judgment. The City will need to abandon or try to fix the problem. Ralph Pendergraft worked hard to correct the problem. The Commission asked if anyone had any comments and if so, to come to the podium to speak.

Frank Maestri: stated that this road had been in place since 1975 and no one knew about it. He also stated that mistakes were made and that they could not take a 60 foot easement from the property owners. This would create problems for the owners to the east. If the City renders 60 feet with sidewalks this would render their land useless. He requested that the street be abandoned.

John Hugg: stated that he preferred the street to not be built and that Agnes was fine for their purposes.

Jeff Hawkins: stated that since it is on the Master Street Plan it is enforceable. He also spoke about the adoption of the MSP and development. He commented on the collector street 60 foot and the City requiring of 50 foot of Right-of-Way. The City needs to either enforce the MSP or revise it. He recommended that the City revise it. He also stated that the most important extension is west Fletcher to Hwy 112. The planning's standing point is that the MSP needs revised.

Tommy Granata: stated that his concerns were in reference to there not being a 4-way intersection where Piazza meets Hwy 412.

Motion made by David Bolinger to revise the MSP by removing the Piazza extension
Seconded by Karen Inlow

Vote:

Bolinger –yes, Inlow –yes, Ranalli –yes, Young –yes, Zulpo-Bowling –yes, Fantinel –yes

Motion passed unanimously

Tommy Granata: stated that he double checked with Fire Chief Mike Zulpo and Washington County Fire Marshall Jenkins that the subdivision had plenty of ingress-egress. He also stated that a letter will be sent to the City Council recommending revision to the MSP.

Hugg & Hall:

John Hugg was present for Hugg & Hall along with Heather Robinson with Morrison-ShIPLEY Engineers. They are seeking approval for Large Scale Development. They proposed to build a 55,000 sq foot building. They requested three variances. One for the abandonment of Piazza Street, one for building materials to be 30% metal on 70% non-metal and the third one for signage.

Tommy Granata: Asked to hear one variance at a time.

David Gilbert: Commented on the street right-of-ways and green space.

Mark Dossett: Made comments on the proposed abandonment of Piazza Rd.

David Gilbert: commented on green space fencing and vegetation.

Ron Young: Confirmed the need to protect the green spacing between residential and commercial.

Heather Robinson: stated that there would be a wood fence the entire length of the west line.

There was discussion in reference to the February 6th City Council meeting to the withdrawal of variance #1 until the Council votes on the MSP revision.

Heather Robinson: described the amount of metal that will be exposed to Agnes and Hwy 412.

Tommy Granata: called for public comments. None were given.

Julie Zulpo-Bowling and Karen Inlow: discussed 50% metal side walls and overhead doors. Karen also requested explanation prior to voting for the exterior wall coverings.

Motion made by David Bolinger to vote for the Variance
Seconded by Julie Zulpo-Bowling

Vote:

Bolinger –yes, Inlow –no, Ranalli –yes, Young –yes, Zulpo-Bowling –yes,
Fantinel -yes

Motion passed.

Discussion on Variance request #2:

Tommy Granata: stated that he was concerned about the size of the signs and the number of them.

Mark Dossett: stated that the sign issue should be considered a general discussion.

David Gilbert: stated that the sign design standards are referenced by Chapter 153 and that Chapter 153 is only 4 months old.

Tommy Granata: requested that they resubmit another plan in reference to signage so that the Commission can look at it again.

David Gilbert: addressed issues about the wash bay and that the building would have to meet the code regulations in Chapter 150 and that a storm water pollution plan is required by ADEQ.

Heather Robinson: stated that she was unaware of the requirements of accessory buildings and asked if she could tack this on with another variance.

Mark Dossett: discussed the legal issues with having a variance for the accessory building.

Heather Robinson: stated that they would place a roof on the accessory building and leave all the sides open.

John Hugg: explained the need for walls to protect his employees from the weather while washing equipment.

Discussion took place on the north, south & west elevations regarding wall coverings on wash bays.

Heather Robinson: proposed that they vote on the large scale contingent on the sign details and the wall coverings on the wash bay. Then go before the City Council and figure out if Piazza Street was going to be abandoned.

Tommy Granata: stated that he thought that was a good idea.

Mark Dossett: stated that there were a couple of issues that existed with lot splits.

David Gilbert: Discussed the lot line adjustment.

Mick Frus: stated that there were no problems with the lot line adjustment.

Tommy Granata: stated that they needed a motion for approval for the large scale subject to sign issues, storm water pollution plan, Water & Sewer Commission approval and approval of a modified MSP, subject to the modification of the wash bay and the approval of the Planning Commission.

Motion made by Karen Inlow to accept final approval for Hugg & Hall including all conditions and contingencies.

Seconded by Norbert Ranalli

Vote:

Bolinger –yes, Inlow –yes, Ranalli –yes, Young –yes, Zulpo-Bowling –yes, Fantinel -yes

Motion passed unanimously.

Jeff Hawkins: discussed the issues related to off-site premises signage and the need to have further review.

Countryside Farm & Lawn Equipment:

Richard McKeenan was present to discuss plans and lot splits and to address the large scale.

Tom Johnson was present to discuss the architecture.

David Gilbert: discussed the curbing issues and referred to Chapter 153 and stated that roll over curbs were not permitted.

Karen Inlow: had a question about green space and a description of green space was provided for her.

Tommy Granata: recommended a stay on the curb issue.

There was additional discussion and explanation from Mr. McKeenan assuring curb and six inch high side walls providing protective barriers.

Motion to accept curbs variance by David Bolinger
Seconded by Julie Zulpo-Bowling

Vote:

Bolinger –yes, Inlow –yes, Ranalli –yes, Young –yes, Zulpo-Bowling –yes,
Fantinel –yes

Motion passed unanimously

Discussion on 2nd variance:

Richard McKeenan: explained the type of black picket and black chain link fence and security issues needed. He described all the locations where each type of fence is to be placed.

Motion made by David Bolinger to accept the fence variance
Seconded by Norbert Ranalli

Vote:

Bolinger –yes, Inlow –yes, Ranalli –yes, Young –yes, Zulpo-Bowling –yes,
Fantinel -yes

Motion passed unanimously.

Tom Johnson: presented an issue in regards to John Deere's signage. He described the material used in making the sign. Discussion took place regarding the type of sign the plow sheer would be referred to or classified.

David Gilbert: gave options on how to accept the plow sheer.

Jeff Hawkins: Discussed signage from sections 150 & 153.

Motion to accept sign variance under building signage by Norbert Ranalli
Seconded by Karen Inlow

Vote:

Bolinger –yes, Inlow –yes, Ranalli –yes, Young –yes, Zulpo-Bowling –yes, Fantinel –yes

Motion passed unanimously.

Commissioners had discussion in reference to metal façade on all elevations.

Karen Inlow: discussed the accessory building not having a brick façade.

Motion to accept wains coating on the main building by Ron Young
Seconded by

Vote:

Bolinger –yes, Inlow –yes, Ranalli –yes, Young –yes, Zulpo-Bowling –yes, Fantinel –yes

Motion passed unanimously.

Tommy Granata: discussed the second building. The owner agreed to do wains coating on the second building.

Motion to accept wains coating on the second building by Ron Young
Seconded by David Bolinger

Vote:

Bolinger –yes, Inlow –yes, Ranalli –yes, Young –yes, Zulpo-Bowling –yes, Fantinel –yes

Motion passed unanimously.

Tommy Granata: asked David Gilbert if he had any comments.

David Gilbert: discussed special concerns that will need to be addressed prior to a building permit being issued. Discussion then took place about property maintenance.

Motion made by Ron Young to accept the Large Scale Development contingent upon conditions
Seconded by David Bolinger

Vote:

Bolinger –yes, Inlow –yes, Ranalli –yes, Young –yes, Zulpo-Bowling –yes, Fantinel -yes

Motion passed unanimously

Davenshire:

Geoff Bates presented the final plat.

David Gilbert: stated that the inspection was on the 15th of January. There are still 7 items on the checklist that need to be addressed:

1. Sidewalks must be bonded.
2. A warranty bond must be in place for 5 years covering the bonds.
3. Heavy duty storm drain lids need to be in place of the proper weight.
4. Sidewalks must be bonded.
5. Bond or irrevocable letter of credit consisting of 2 bonds for the sidewalks and one for the streets.

Mr. Gilbert explained the need for the extended performance bond to protect the City in the event of a street failure.

There was discussion as to the length of the street warranty bond.

John Deweese: complained about the manner in which he was treated.

Motion to approve contingent to the punch list items stated by David Gilbert by David Bolinger

Seconded by Norbert Ranalli

Vote:

Bolinger –yes, Inlow –yes, Ranalli –yes, Young –yes, Zulpo-Bowling –yes, Fantinel –yes

Motion passed unanimously

Other Business:

Announcements:

Motion to adjourn by

Seconded by Karen Inlow

Adjournment