

TONTITOWN PLANNING COMMISSION MEETING MINUTES

Meeting of 06/27/07

A public hearing was held before the planning commission meeting by the Board of Adjustments to discuss the following Topics:

Meeting Started 7:02 PM

Members present: Granata, Brandt, Zulpo-Bowling, Ranalli, Bolinger

- 1) The Tontitown Board of Zoning Adjustment will meet on Wednesday, June 27th at 7:00 PM at City Hall to consider the application of Mike Bricker for a variance to permit construction of an accessory building 2 feet less than the 10-foot required side setback required in the R-2 zone located at 574 White Oak Drive. All those who may be impacted and wish to be heard regarding this application are encouraged to attend.

Mr. Brinker explained he had been given erroneous info by former Building Official Rick Williams that said he did not have to obtain a building permit for building less than \$1000 cost excluding labor. Bricker stated that Williams did not tell him about the requirement 10 foot side setback and his current building was only 8 foot from property line.

Motion made by Brandt to grant variance, and seconded by Ranalli. Motion carried by unanimous vote.

Public hearing was closed at 7:18 PM with motion by Bolinger and second by Zulpo-Bowling with unanimous vote.

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ROLL CALL at 7:19 PM

Those present: Granata, Brandt, Zulpo-Bowling, Ranalli, Bolinger

APPROVAL OF AGENDA:

Granata requested that item D be added as public hearing on the items of zoning for lands annexed by 11/07/2007 election, revised planning map, and revised master street plan

Motion by Bolinger and seconded by Ranalli to accept agenda as amended .

Motion passed unanimously.

APPROVAL OF MINUTES FOR 3/27/07 meeting:

Motion by Bolinger and seconded by Brandt to accept agenda as amended .

Motion passed unanimously.

OLD BUSINESS:

A. Barrington Heights Subdivision lot line adjustment :

Developer represented by Jason Ingalls of North Star engineering. requested a lot line adjustment to move the lot lines for lot 2 and 19 out of the flood plain.

Motion by Brandt and seconded by Ranalli to accept lot line adjustment . Motion passed unanimously.

B. Auto Master-Parking Lot expansion variances:

Developer represented by Jason Ingalls of North Star engineering. Requested to waive screening requirements on the west, east and south side of this project. Noting that other properties did not have screening in place.

Motion by Bolinger and seconded by Zulpo-Bowling to accept lot Wavier of screening only for the south side. Motion passed unanimously.

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Developer represented by Jason Ingalls of North Star engineering. Requested to waive to reduce number of parking spaces for this project, noting that there were ample parking on other parts of this owners property.

Motion by Brandt and seconded by Ranalli to reduce requirement of total number of parking spaces by 5. Motion passed unanimously.

Developer represented by Jason Ingalls of North Star engineering. Requested to waive to waive requirement to pave loading space for this Project, noting that area in front of and behind the loading area is not paved.

Motion by Zulpo-Bowling and seconded by Brandt to waive paving requirement. Motion passed unanimously.

Developer represented by Jason Ingalls of North Star engineering, requested approval of large scale development plan.

Motion by Ranalli and seconded by Brandt to accept LSD. Motion passed unanimously.

NEW BUSINESS

A. City Auto Auction-Rezone:

Developer , represented by Tom Hennely of H2 Engineering, requested rezoning of portions this property be rezoned from R3 to C2. Neighbor Carol Paige of 2780 W. Henri DeTonti , objected and provided a written objection.

Motion by Bolinger and seconded by Zulpo-Bowling to accept rezoning request. Motion failed unanimously.

B. American RV-PUD request to rezone area to a Planned Unit Development (PUD)

Developer, as represented by Roger Trotter, engineer, and Wes Doss , attorney; requested that approximately 20+ acres along South Pianalto Road be zoned a PUD to contain an RV park and a residence.

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Lengthy objections were raised by the area residents as listed below:

Joe Gonzales, Debbie Corter, Richard Roberts, Guy Rosechin, Ronnie Delozier, Carol Mason, Tammy Graham, Nina Brown, Randy Huck, Evelyn Huck, Ron Lawson.

Objections included non-compatibility with the surrounding property, narrow roads leading to the PUD.

Motion by Bolinger and seconded by Ranalli to accept rezoning request. Motion failed unanimously.

- C. Carrie Shuman rezoning .79 acres from A-1 to R-2**
Developer had called Granata and requested to be tabled till the July meeting.

Motion by Bolinger and seconded by Brandt to table this item till July meeting . Motion passed unanimously.

- D. Public hearing regarding zoning of annexed area, revise the planning area map and MSP**

Discussion on the three items above began.

Motion by Bolinger and seconded by Zulpo-Bowling that the Commission direct Mr. Hawkins as soon as possible in his capacity as, Tontitown City Planner and executive director of NWARPC, to provide a draft map for recommendations for revisions of zoning map, planning area map , and Master Street Plan maps; which will be posted to the GIS and hard copies provided to post at city hall. Motion passed unanimously.

COMMENTS FROM COMMISSIONERS

None

ADJOURN:

Motion was made to adjourn by Bolinger seconded by Ranalli to adjourn. Motion passed unanimously. Meeting adjourned at 9:37 PM