

TONTITOWN PLANNING COMMISSION MEETING MINUTES
10/23/07

ROLL CALL:

David Bolinger	Present
Bill Brandt	Present
Norbert Ranalli	Present
Jerome Fantinel	Present
Julie Bowling	Absent
Karen Inlow	Absent
Tommy Granata	Absent

APPROVAL OF AGENDA:

Made by a motion of Bill Brandt. Seconded by Norbert Ranalli. Passed unanimously.

APPROVAL OF MINUTES FOR 09/25/07 meeting:

Motion was made to table the approval of these minutes by Norbert Ranalli. Seconded by Bill Brandt. Approved unanimously.

OLD BUSINESS:

A. None.

NEW BUSINESS:

A. Election of new Planning Commission officers:

Bill Brandt nominated David Bolinger, which was seconded by Norbert Ranalli and approved unanimously by acclamation. Election for Vice-Chairman - Norbert Ranalli nominated Tommy Granata which was seconded by Bill Brandt and passed unanimously by acclamation. Election for Secretary - Bill Brandt nominated Julie Bowling which was seconded by Norbert Ranalli and passed unanimously by acclamation.

B. Consider Atwood lost split request:

Dr. Atwood through Mike Millan of Springdale Engineering Services requested a tract split and was asking for a variance with regard to the frontage requirement of 50 feet to 20 feet. David Gilbert, engineer for the City, had 12 separate issues with regard to this lot split. The main issue that Mr. Gilbert had was that he was unaware of the exact measurement of road frontage found on this property and had requested this information from the applicant, however, the applicant had failed to provide this information to the City. J.R. Carroll, counsel for the City, proposed that the applicant could either on his own motion table his application until next month at which time he could provide all of the requested information by the City engineer, or he could request a vote now requiring the Planning Commission to vote given all the uncertainties with the proposed lot split. The applicant chose to table his application until next month. Bill Brandt made a motion to accept the applicant's request to table the lot split which was seconded by Norbert Ranalli, and passed unanimously.

C. Consider Springdale rezoning resolution for Riggins' property:

Mr. Riggins and his attorney discussed this matter with the Planning Commission. They stated that

the project had passed through the Springdale Planning Commission/City Council without any adjoining landowners disputing this property. The portion of the property located closest to Springdale is zoned C-5, while they had requested that the portion of the property located closest to Tontitown be rated MF-24 which is 24 residential units per acre, however, as a concession to the Springdale City Council, they had lowered that number to MF-16, which is 16 residential units per acre. Mr. Riggins stated that he expected it to look like a Lindsey project for the amount of money that the purchaser was potentially buying the property for at this time. Mr. Riggins is the current owner of the property and has the property under contract with a potential buyer, if the rezoning goes through. James and MaryAnn Kisner, 686 Apple Blossom Lane in Tontitown came out in opposition and stated that most of the residential property around this area in Tontitown are on two-acre lots and some are on 5-acre lots. There was discussion from Bill Brandt regarding the fact that 112 will eventually be commercial, however, the commercial area as it stands today is closer to 412. Jeff Hawkins stated that the zoning plan attempts to stay away from spot zoning which, as it stands today, this project would be a spot of commercial zoning. When this matter was taken for vote, Bill Brandt recommended to pass the resolution which was seconded by Norbert Ranalli. Bill Brandt voted yes, Norbert Ranalli voted no, Jerome Fantinel voted no, and Dave Bolinger, as acting Chairman of the Planning Commission in Granata's absence, did not vote due to the fact that his vote would not change the outcome of the matter. Norbert Ranalli made a motion to adjourn which was seconded by Jerome Fantinel, and it was unanimous in the motion to adjourn.