

**TONTITOWN PLANNING COMMISSION MEETING MINUTES**  
**02/26/2008**

**ROLL CALL:**

|                 |         |
|-----------------|---------|
| David Bolinger  | Present |
| Bill Brandt     | Present |
| Norbert Ranalli | Present |
| Jerome Fantinel | Present |
| Julie Bowling   | Absent  |
| Tommy Granata   | Present |
| Joey Pianalto   | Present |

**APPROVAL OF AGENDA:**

Motion by Bill Brandt and seconded by Norbert Ranalli. Unanimous approval by acclamation.

**APPROVAL OF MINUTES FOR 01/22/08 meeting:**

Motion made by Bill Brandt to accept the minutes, seconded by Norbert Ranalli and approved unanimously by acclamation.

**OLD BUSINESS:**

A. Public Hearing on Rezoning Property on South Maestri Road.

There was a discussion regarding whether proper notice was given and it was confirmed that proper notice was given on this property. This property had been continued from the January agenda due to lack of proper notice. Tommy Granata made a motion to approve the rezoning of the property on South Maestri Road from agricultural to RE - Residential Estate. This motion was seconded by Norbert Ranalli and approved unanimously by acclamation.

B. Potential Zoning Changes to Meet Future Needs.

There was a general discussion about how much commercial zoning needed to be in Tontitown, how deep along 112 and 412 it should be, and exactly where this commercial zoning should be located. Sunny Hinshaw discussed the fact that Tontitown only has one North/ South Road and that the land in West Tontitown near the new bypass between the new bypass and Pianalto Road should be considered for commercial property. David Bolinger discussed having a 1/4 mile strip of commercial on the West side of Tontitown near the bypass with heavy density placed between the two sections of commercial property between the bypass and Pianalto Road. Mick Wagner discussed the fact that any commercial zoning around the new bypass would be premature until right-of-ways were purchased by the Arkansas Highway Department. David Bolinger suggested that on 412 the City have two city blocks of zoning until it reaches Pianalto Road, and then a 1/4 mile of commercial zoning. Tommy Granata suggested having commercial zoning up to 1,980 feet on 412. Consequently, Bolinger requested four proposals be placed on the GIS system so that the Planning Commissioners could review the proposals, as well as receive public comment regarding these

proposals. The four proposals are as follows for the commercial property on 412: (1) 1,056 feet of commercial property; (2) 1/4 mile of commercial property; (3) 1,650 feet of commercial property; and (4) 1,980 feet of commercial property.

C. Discussion of Conflicts of Ordinances and or Changes Needed.

Jerry Holloway discussed that he has not run across any conflicts in the ordinances, however, it will take more time to determine what conflicts can be found. David Bolinger recommended that this be a recurring part of the Planning Commission Agenda.

**NEW BUSINESS:**

A. Master Street Plan Javelo Road Interchange:

Jerry Holloway notes that at the intersection of Javelo Road and the proposed bypass, that the proposed bypass is expected to be 20 feet higher than Javelo Road. A lengthy discussion ensued regarding the problems with Javelo Road which included not only the terrain of Javelo Road, but also the width. It was agreed by the Planning Commission that to correct Javelo Road the City of Tontitown would either have to build bridges or to have to move Javelo Road from its current location to a higher elevation due to the fact that Javelo Road is in the bottom of swell. There was a lengthy discussion as to which way to move Javelo Road that would be the least harmful to the property owners along Javelo Road. There was a motion made to table further discussion regarding Javelo Road until the next meeting, which was made by Bill Brandt and seconded by Tommy Granata. It passed unanimously by acclamation.

**ITEMS FOR CITY COUNCIL AGENDA:**

Rezoning of Mason Property on South Maestri Road. There were no comments from the Commissioners.

**ADJOURN:**

Motion to adjourn was made by Bill Brandt, seconded by Norbert Ranalli and approved unanimously by acclamation.