

TONTITOWN PLANNING COMMISSION MEETING MINUTES
03/25/08

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:

There was a removal of new business items, because these items were withdrawn by applicant. Motion to approve agenda as amended by Bill Brandt, seconded by Jerome Fantinel and approved unanimously by acclamation.

APPROVAL OF MINUTES FOR 02/26/08 meeting:

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

OLD BUSINESS:

A. Master Street Plan Javelo Road Interchange.

There was discussion by Bill Brandt regarding the south part of Javelo Road that needed to be curved to avoid residents in the area. He also stated that more than likely there would need to be a bridge structure on a portion of the road due to drainage issues. There was also discussion as to whether there would be less maintenance long term with a new proposed route of Javelo Road, and that this new proposed route would enhance the property value of the adjacent property owners to the new route. It was also discussed that the new route would not change the interchange with the new bypass. Granata stated that he liked the fact that the new route was getting out of a lot of the low areas of Javelo Road. Holloway had some concern regarding the uncertainty as to what the Highway Department was going to do and the fact that Tontitown may not be guaranteed an interchange. Ken Robertson had some questions regarding the purpose of creating a new road for Javelo since the City would not be responsible for the upkeep of two roads. No decision was made regarding Javelo Road.

B. Potential Zoning Changes to Meet Future Needs. (Item from Joint City Council and Planning Commission Meeting).

Wagner illustrated the proposed zoning changes that were displayed on Tontitown's website. There was a thorough discussion regarding the northeast section of the proposed commercial zoning. Also discussed was the possible annexation of the county area located near the northeast corner of Tontitown City limits adjacent to 112. There was also a lengthy discussion regarding what would be the best way to inform the public regarding any possible or potential zoning changes along 412 and

112. The Commission also requested that Robertson draft up a proposed letter notifying the citizens of Tontitown of any potential zoning change.

C. Discussion of Conflicts of Ordinances and or Changes Needed

No issues were raised regarding any conflicts or needed changes.

ITEMS FOR CITY COUNCIL AGENDA:

Not applicable.

Comments from Commissioners. Tommy Granata stated that the City of Tontitown should have its Code Enforcement Officers drive around and take photographs of the recent and future flooding so that the Planning Commission will have an illustration of the problem areas for future planning. This would also provide a good photo portfolio for the Tontitown's engineers to refer back to during the planning process. Holloway stated that they have approximately 75 pictures that they have taken due to the latest flooding and estimates that Tontitown incurred approximately \$30,000.00 worth of damage to Barrington Heights, Pianalto and Javelo Road.

ADJOURN:

Motion to adjourn was made by Bill Brandt, seconded by Tommy Granata and approved unanimously by acclamation.