

TONTITOWN PLANNING COMMISSION MEETING MINUTES
05/27/2008

ROLL CALL:

David Bolinger	Present
Bill Brandt	Present
Norbert Ranalli	Present
Jerome Fantinel	Present
Julie Bowling	Present
Tommy Granata	Present
Joey Pionalto	Present

APPROVAL OF AGENDA:

Jerome Fantinel made the motion, seconded by Norbert Ranalli, and was passed unanimously by acclamation.

APPROVAL OF MINUTES FOR 04/22/2008 meeting:

Approval made by Norbert Ranalli and seconded by Jerome Fantinel, , and was passed unanimously by acclamation.

OLD BUSINESS: None.

NEW BUSINESS:

A. Ice Vending Machine Installation Request:

Zach Painter with Ice Hogs, LLC is requesting to set up an ice vending machine west of Tontitown Liquor and has signed a lease for one year with an option of five. Jerome Fantinel made a motion to accept the vending machine if it meets the set back requirements and was seconded by Bill Brandt. J.R. Carroll mentioned that if it did not meet the set back requirements the applicant would have to request a variance in order to receive the Planning Commission's approval. Fantinel's was passed unanimously by acclamation.

B. Charles May lot split.

There was a lengthy discussion regarding the shared use of a bridge between Tract One and Tract Two of the Charles May lot split. The final resolution was a motion made by Bill Brandt to approve the lot split of the three tracts as long as the lot line on Tract One would be moved 25 feet to the east of the bridge. This motion was seconded by Granata and passed unanimously by acclamation.

C. Ruth May lot split.

Bill Brandt moved to approve the lot split as submitted, seconded by Joey Pionalto and passed unanimously by acclamation.

D. Les and Linda Maestri lot split.

Tommy Granata made a motion to approve as presented, seconded by Norbert Ranalli and passed unanimously by acclamation.

E. Pianalto lot split.

No one appeared on behalf of the applicant in this matter. Consequently, Norbert Ranalli made a motion to table this matter to the next agenda, and it was seconded by Tommy Granata and passed unanimously by acclamation.

RECURRING ITEMS:

A. Discussion of conflicts of Ordinances and/or changes needed:

Jerry Holloway noted that himself and Jeff Hawkins have spent a great deal of time going through these ordinances and are in the process of revising up to 40 ordinances which will be presented to the Planning Commission in the near future.

B. Review and discussion of land use map:

Mick Wagner pointed out that Jeff Hawkins is preparing an initial draft of the land use map to be provided to the Planning Commission and/or citizens of Tontitown for their thoughts.

ITEMS FOR CITY COUNCIL AGENDA: None.

OLD BUSINESS: None.

COMMENTS FROM COMMISSIONERS:

Alderman Sunny Hinshaw requested that J.R. Carroll discuss the improvement district that is on the City Council agenda for June 3, 2008. J.R. Carroll notified Hinshaw that this was simply a way for property owners to create a high level POA which could allow for taxing of the property, and could take out bonds and other indebtedness for construction and maintenance of the property. The improvement district will have no effect whatsoever on the City of Tontitown, and has become popular throughout Northwest Arkansas as an avenue to extend payments on debt for certain subdivisions.

There was also a discussion regarding property off Liberty Road in which Shane Harrison allowed three homes to be moved onto a piece of property which was clearly zoned residential estate, which allows a maximum of one home per two acres. Tontitown now has a situation in which it has four homes on roughly an acre and a half of property. There was also an objection and discussion raised by David Bolinger to Mayor Edgmon, who was present, regarding the fact the International Building

Code (which has been adopted by the City of Tontitown) requires a building official to be maintained by the City of Tontitown for the approval of all permits. There was discussion from J.R. Carroll in which he noted that the City of Tontitown has adopted the Fire Prevention Code, as well as the International Building Code, both of which require a building official. Additionally, pursuant to Ark. Code Ann. § 14-56-202, the Arkansas General Assembly intended the "building official" to be a department head, as opposed to a consultant or staff member. Mayor Edgmon stated that he was uncomfortable making Todd Witzigman a department head because he considered that position a supervisory opinion and did not believe that Todd had enough experience yet to be put in that position. Mayor Edgmon stated that he believed it could be up to a year before Todd would be ready to fill that role.

ADJOURN:

Motion to adjourn was made by Bill Brandt, seconded by Julie Bowling and passed unanimously by acclamation.