

TONTITOWN PLANNING COMMISSION MEETING MINUTES
06/24/2008

ROLL CALL:

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

APPROVAL OF AGENDA:

Norbert Ranalli made the motion to delete Subsection A: Charles and Molly May Lot Split from agenda, and to approve minutes as amended. Seconded by Julie Bowling, and was passed unanimously by acclamation.

APPROVAL OF MINUTES FOR 05/27/2008 meeting:

Motion made by Jerome Fantinel and seconded by Bill Brandt, , and was passed unanimously by acclamation.

OLD BUSINESS:

B. Pianalto Lot Split

The lot split was presented by David Pianalto. The property is zoned R-3 and Holloway had reviewed the May 6th, as well as the May 28th survey and had no problem with the May 28th survey. His only concern with the May 6th survey is that it did not show the utility easement in the set back. Motion was made by Bill Brandt to approve the Pianalto lot split and was seconded by Norbert Ranalli. The lot split passed unanimously by acclamation.

NEW BUSINESS:

A. Larson Lot Split #1:

James Larson on Brush Creek/Javelo Road had a father and son buyer who wanted to purchased the four acres and split them into two acre lots. The property is zoned R-E which is residential estates and the lot split fell within this zoning. Norbert Ranalli made a motion approving the lot split upon the survey being revised and stating the utility easement inside the set back, it was seconded by Tommy Granata and passed unanimously by acclamation.

B. Larson Lot Split #2:

There was discussion regarding new business B and it was determined that Larson lot split number

2 was simply the same piece of property as lot split number one and the applicant had placed it on the agenda for both sides of one piece of property.

RECURRING ITEMS:

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

Jerry Holloway mentioned that he and Jeff Hawkins have been working continuously on this matter and it was Hawkins recommendation that the City adopt an entirely new subdivision code due to the revisions that would be required to the one that is currently adopted. It was agreed that Jerry Holloway and Jeff Hawkins would sit in on the next City Council meeting to discuss their plan to update the City ordinances.

B. Review of and Suggestions for Changes to the Current Land Use Map:

Jeff Hawkins had to make a special presentation to the Springdale City Council and could not be in attendance tonight. There was discussion that Hawkins is going to present and develop a proposed land use map for the Planning Commission and City Council's review. There was discussion regarding the need for more commercial and going North up Highway 112. There was discussion from Robertson regarding the fact that he would like to see a comparison to other bedroom communities to see how Tontitown compares to those cities regarding the percentage of commercial zoning within the City limits.

REVIEW ITEMS FOR PLACEMENT ON CITY COUNCIL AGENDA:

There was discussion that Sunny Hinshaw will put updated ordinances on the agenda.

OLD BUSINESS: None.

COMMENTS FROM COMMISSIONERS: None.

ADJOURN:

Motion to adjourn was made by Julie Bowling, seconded by Norbert Ranalli and passed unanimously by acclamation.