

TONTITOWN PLANNING COMMISSION MEETING MINUTES
07/22/08

ROLL CALL:

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

APPROVAL OF AGENDA:

There was a Motion to amend the Agenda so that the approval of the minutes for 6/24/08 are tabled until the next Planning Commission meeting. This Motion was made by Tommy Granata and seconded by Bill Brandt. Approved unanimously through acclamation. Motion made by Bill Brandt to approve Agenda which was seconded by Tommy Granata. Approved unanimously by acclamation.

OLD BUSINESS: None.

NEW BUSINESS:

A. Arco Excavation:

There was some discussion from Jerry Holloway in which he stated that if the applicant determined that the best water and sewer route would be to come across Bandini Street, that the applicant would need to put in another manhole and extend the eight inch sewer line approximately seventy-five feet. Holloway had stated that the applicant would also need to obtain an easement from Tontitown for the Water and Sewer Commission. Moreover, any approval would be contingent on the Water and Sewer Commission's approval. Jeff Hawkins stated that there are no dimensions of the business on the large scale plan to determine how many parking spaces were needed. He stated that the Code requires that striped parking be available for the business. The applicant, through their engineer Jeff Bates, noted that they had been through TAC reviews and no one had mentioned the lack of striping. Jeff Hawkins also noted that it appears that the applicant had not followed through with the check list that is found in Appendix A of Chapter 153. A Motion was made by Joey Pianalto to table Arco's application, seconded by Norbert Ranalli and passed unanimously by acclamation.

B. Tontitown Plaza - Lot Line Adjustment:

Jason Engel with Northstar was present for the applicant. Holloway stated at TAC review that they had a second sheet with the buildings and development presented on the documents. The lot line adjustment was moving Lot 12 South 27 feet, as well as combining Lots 8 and 9. Motion was made by Bill Brandt to approve the lot line adjustment and was seconded by Tommy Granata. It was passed unanimously by acclamation.

C. Villaggio De Perona - Preliminary Plat Revisions:

Jarad Engman for Jorgensen & Associates was present for the applicant. They were requesting the placement of a retention pond and lot line adjustment. Jerry Holloway stated that the current design meets the needs of pre and post water flow requirements. Motion was made by Bill Brandt to accept the revisions to the preliminary plat and was seconded by Joey Pianalto and passed unanimously by acclamation.

D. Venezia Piazza - Replat of Lot 5:

Heather Robison with Morrison & Shipley was present for the applicant. Bill Brandt had an initial question about the 30 foot easement, however, this matter had been resolved due to the revisions in the plans after TAC review. Jerry Holloway did note that the survey did not diagram the utility easements in the setbacks. Consequently, Granata made a Motion for approval of the Lot 5 re-plat subject to the survey showing the utility easements in the setback. It was seconded by Norbert Ranalli and passed unanimously by acclamation.

RECURRING ITEMS:

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

Jerry Holloway and Jeff Hawkins presented the Planning Commission with a second draft of the new subdivision regulations. Hawkins stated that he will detail all of the changes made and the reasons for those changes in the near future. He also stated that the City will need to post a public notice and have a public hearing on the matter.

B. Review of and suggestions for changes to the current land use map:

Jeff Hawkins assured the Planning Commission that a land use map would be forthcoming.

REVIEW ITEMS FOR PLACEMENT ON CITY COUNCIL AGENDA:

None.

COMMENTS FROM COMMISSIONERS:

Tommy Granata had some short comments regarding the preliminary plat process.

ADJOURN:

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