

TONTITOWN PLANNING COMMISSION MEETING MINUTES
08/26/08

ROLL CALL:

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

APPROVAL OF AGENDA:

There was a Motion made by Bill Brandt and seconded by Norbert Ranalli. It was approved unanimously by acclamation.

APPROVAL OF MINUTES:

A Motion was made by Norbert Ranalli and was seconded by Joey Pianalto to approve the Minutes of 6/24/08, and this Motion was approved unanimously by acclamation. A Motion was made by Bill Brandt and was seconded by Norbert Ranalli to approve the Minutes of 7/22/08, and this Motion was approved unanimously by acclamation.

OLD BUSINESS:

A. Arco Excavation - Large Scale Development:

Jeff Bates was present for the applicant. On August 12, 2008 there was a TAC review in which the City Engineer met with Arco's engineer and was given comments by Holloway. Bates emailed his response to those comments back to Holloway. Holloway stated that the comments were not fully satisfied and that he cannot recommend passing the matter. He stated that the applicant still lacks an easement for a sewer line and also the applicant is requesting two variances. The first variance deals with the construction of a sidewalk and the applicant has requested a waiver for that matter. The second variance is for the installation of curb around the entire parking lot. The applicant would prefer to curb the area only on the east and north side. Julie Bowling made a Motion to table the matter until a full and complete set of plans is presented to the Planning Commission. The Motion was seconded by Norbert Ranalli and passed unanimously by acclamation.

NEW BUSINESS:

A. Timmons Lot Split:

All of the comments from TAC review had been met by the applicant. Consequently, Jerry Holloway and Jeff Hawkins recommended passing of this application. A Motion was made by Joey Pianalto and seconded by Bill Brandt to approve the Timmons' lot split. The matter passed unanimously by

acclamation.

B. Mhoon Rezoning:

There were numerous discussions by the Planning Commission in this matter. Jerome Fantinel wanted to know how deep the commercial is currently recommended by the land use map. A Motion was made by Bill Brandt to approve the Mhoon rezoning and was seconded by Tommy Granata. The matter was denied by the Planning Commission. Bill Brandt and Tommy Granata voted for approval while Jerome Fantinel, Julie Bowling, Norbert Ranalli and Joey Pianalto voted to decline the application.

C. Dan Dent Lot Split:

There were multiple comments during the TAC review. Dan Dent requested a variance from the City requiring a flag lot and wanted to provide a 30 ft. access easement for the property. The applicant also wanted a variance for the building setback around the existing home. Allen Reed was representing the applicant, Dan Dent. Tommy Granata made a Motion to pass the lot split without restrictions and it was seconded by Norbert Ranalli. Bill Brandt made a Motion to amend Granata's Motion to allow a variance for the flag lot requirement and allow a 30 ft. access easement that would be the sole use of the backtrack of property and no others, and also allow the applicant to have his variance regarding the 25 foot building setback. The Motion was seconded by Norbert Ranalli, Joey Pianalto abstained, and the rest of the Planning Commissions approved by acclamation.

D. AEP Communications Tower:

There were no comments by the public or the Planning Commission.

RECURRING ITEMS:

A. Discussion of Ordinances.

Mick Wagner noted that all of the fees needed to be moved to the fee code section, Chapter 155.

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

Motion was made by Bill Brandt and seconded by Joey Pianalto to direct Jeff Hawkins to revise the text for the land use map.

REVIEW ITEMS FOR PLACEMENT ON CITY COUNCIL AGENDA:

None.

COMMENTS FROM COMMISSIONERS:

Motion was made by Jerome Fantinel for the City to take under consideration the intersection of 112 and 412 for a traffic signal. The Motion was seconded by Norbert Ranalli and passed unanimously by acclamation.

ADJOURN:

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