

TONTITOWN PLANNING COMMISSION MEETING MINUTES
09/23/08

ROLL CALL:

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

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

A Motion was made by Jerome Fantinel and was seconded by Bill Brandt to approve the Minutes of 8/26/08 with one change. With regards to the comments section of the Minutes, Jerome was not talking about a signal at the intersection but was specifically referring to a directional left turn signal for Highway 112 traffic. This Motion was approved unanimously by acclamation. With regards to the approval of Minutes of 9/11/08, a Motion was made by Julie Bowling to table the Motion until the next meeting and was seconded by Jerome Fantinel, and this Motion was approved unanimously by acclamation.

OLD BUSINESS:

A. Arco Excavation - Large Scale Development:

Jeff Bates was present for the applicant. He said that since being tabled from the last meeting, he received water and sewer approval, as well as, an easement and approval from the City Council for approval of that easement. Bates also met with, City Engineer, regarding the checklist required for large scale development and met all the requirements pursuant to the checklist. There was some discussion from Chairman Bolinger regarding the requirement to have a digital copy of the revisions presented to the City. Motion was made by Julie Bowling approving the large scale development for Arco on the condition that Bates presents a digital copy of the revised plans to the City by the end of the week. The Motion was seconded by Bill Brandt and approved unanimously by acclamation.

NEW BUSINESS:

A. Consider Coger Rezoning Request

There were numerous discussions regarding what the Coger family was planning to do with the

property, specifically issues that the Cogers had regarding access easements and dividing the property. The building inspector noted that they had received some public comment on the project, but the public comment was that there was no objection to the project. A Motion was made by Julie Bowling to change the zoning of the property from RE to R1, and was seconded by Norbert Ranalli and approved unanimously by acclamation.

B. Consider Land Use Text and Map Revision

Jeff Hawkins, via email, stated that changes have been made and the land use text has been provided to the Planning Commission for their review. City Attorney, J.R. Carroll, commented that if the Planning Commission would like to reflect on the changes between the old land use text and the new land use text, that that is something that cannot be done during a Planning Commission meeting given the length of both documents. Given this consideration, a Motion was made to table this matter by Bill Brandt, seconded by Norbert Ranalli and approved unanimously by acclamation.

C. Consider Amending Chapter 152 of City Code

Given Hawkins' absence, there was a Motion to table this matter by Norbert Ranalli, seconded by Jerome Fantinel and approved unanimously by acclamation.

RECURRING ITEMS:

A. Discussion of Ordinances.

Mick Wagner brought it to the Planning Commission's attention that the Code is void with regard to addressing multi-tenants in single structure housing units. Wagner also stated that this section can be readily copied from Bentonville's Code. He also opined that Bentonville's Code is much more user friendly and the Planning Commission should consider reviewing and possibly adopting Bentonville's Code and modifying Bentonville's Code to meet the needs of Tontitown. David Bolinger stated that he would discuss the matter with Jeff Hawkins on what is the best way to move forward.

REVIEW ITEMS FOR PLACEMENT ON CITY COUNCIL AGENDA:

Coger Rezoning was the only matter to be placed on the agenda.

COMMENTS FROM COMMISSIONERS:

None.

ADJOURN:

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

by acclamation.