

**TONTITOWN PLANNING COMMISSION MEETING MINUTES**  
**10/28/08**

**ROLL CALL:**

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

**APPROVAL OF AGENDA:**

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

**APPROVAL OF MINUTES:**

- (1) September 1, 2008 minutes: Motion was made by Jerome Fantinel and seconded by Joey Pianalto. Bill Brandt abstained and it was passed unanimously by acclamation.
- (2) September 23, 2008 minutes. Motion was made by Jerome Fantinel and seconded by Bill Brandt. Both Joey Pianalto and Tommy Granata abstained, and it was passed unanimously through acclamation.

**OLD BUSINESS:**

A. Land Use Map and Text

A motion was made by Jerome Fantinel and seconded by Norbert Ranalli to pass the land use text. It was approved unanimously by acclamation. Next, a motion was made by Tommy Granata and seconded by Bill Brandt to approve the land use map of August 2008. There was some discussion from Jerome Fantinel regarding possible county property that abutted Tontitown on the east side. After this discussion the land use map of August 2008 was passed unanimously by acclamation.

B. Consideration Amending Chapter 152 of City Code

Bolinger stated that Hawkins is modifying the Code to fit the Bentonville format. A motion was made by Bill Brandt and seconded by Jerome Fantinel to table this matter until Hawkins is able to complete his work and present it to the Planning Commission. This motion was passed unanimously through acclamation.

**NEW BUSINESS:**

None.

**RECURRING ITEMS:**

A. Discussion of Conflict with Ordinances

Julie Bowling discussed the need for green space in residential areas. As it stands to date, Tontitown only has one true park and Bowling was looking for some way to have more green space included in large scale developments. The Planning Commission, along with Britt Vance, discussed the pros and cons of requiring developers to provide the city green space in which the city would in turn have to maintain that green space.

**REVIEW ITEMS FOR PLACEMENT ON CITY COUNCIL AGENDA:**

Land use map and text. Additionally, requesting the city to renew the terms of Bill Brandt and Jerome Fantinel as Planning Commissioners.

**COMMENTS FROM COMMISSIONERS:**

Britt Vance, city engineer, discussed changes to Ryder's drainage system. The Planning Commission, as a whole, decided that the changes that were being made to the Ryder drainage system would be considered a substantial change to the original plans and that Ryder would have to come back before the Planning Commission for its approval. However, the Planning Commission determined that this was simply a modification of its original application, and would not require Ryder to pay another application fee.

Tommy Granata addressed the Planning Commission with several issues. First, he noted that the Code requires address numbers to be placed above doors for residential homes and commercial buildings. He stated that there is a large percentage of buildings that are not in compliance with this code regulation throughout the City of Tontitown. Additionally, as it stands today, the Code requires 4" numbering above the doors and Granata believes that this is inadequate. Consequently, he would like the Code to be changed to 5" to 6" numbering.

Building inspector, Todd Witzigman states that the City still has a lot of issues with residential and commercial property having the correct address. He was concerned about directing people to place the new addresses above their doors when the City is not completely sure that all the addresses are in their permanent form for the 9-1-1 format. Todd stated that he would like to have some direction as to what was the best way to ensure that the addresses were correct. Commissioner Granata also raised the issue regarding digital signs, and believes that Tontitown's Code is lacking any regulations with regard to this issue. He stated that he attended a Rogers Planning Commission in which the sole issue was digital signs and he was concerned that new technology will be in Tontitown in the near future without regulation. He requested that the Planning Commission consider proposing an ordinance to the City Council regulating these types of signs so that they are not a distraction to the drivers of Tontitown.

**ADJOURN:**

Motion to adjourn was made by Jerome Fantinel, seconded by Norbert Ranalli and passed unanimously by acclamation.