

TONTITOWN PLANNING COMMISSION MEETING MINUTES
11/25/08

I ROLL CALL:

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

II APPROVAL OF AGENDA:

Comments were made by J.R. Carroll, City Attorney, regarding the addition of Walgreens' large scale development as 5F to new business. 5G would be nomination of a new planning commission chairman and 5H would be the nominating of new planning commission members. Motion was made to approve amended agenda by Jerome Fantinel, seconded by Norbert Ranalli, and passed unanimously by acclamation.

III APPROVAL OF MINUTES:

Approval of minutes for 10/28/08 meeting - Motion was made by Jerome Fantinel and seconded by Joey Pianalto and passed unanimously by acclamation.

IV OLD BUSINESS:

None.

V NEW BUSINESS:

A) Stout Lot Split: A motion was made by Bill Brandt and seconded by Joey Pianalto for the Stout lot split. It passed unanimously by acclamation. A motion was made by Norbert Ranalli for a lot line adjustment on the condition that the applicant provides a file-marked copy of the QuitClaim Deed to the neighboring property owner. The motion was seconded by Tommy Granata and passed unanimously by acclamation.

B) St. Joe Church LSD: Jake Winman - Engineer for CEI was there on behalf of St. Joseph Catholic Church. The issue raised by Britt Vance, City Engineer was that there were additional interior lot lines found within the property owned by the church. Motion was made by Norbert Ranalli for approval of St. Joe's large scale development conditioned on a file-marked Warranty Deed showing that all of the interior lot lines have been extinguished. The motion was seconded by Jerome Fantinel and approved unanimously by all commission members.

C) One Springdale Rezoning: There was discussion regarding the width from 112 of the zoning proposed area compared to the zoning request by Phillip Taldo. Motion was made by Tommy Granata and seconded by Norbert Ranalli to approve the rezoning of the property owned by One

Springdale to C2. Jerome Fantinel abstained and the rest and the planning commission passed the rezoning unanimously.

D) Ryder Drainage Revision: Eric Huller with AGM Consultants was present on behalf of Ryder. Britt Vance, City Engineer, had thoroughly reviewed the plans and determined that all of the changes made by Ryder were acceptable. Motion was made by Tommy Granata and seconded by Bill Brandt and passed unanimously by acclamation.

E. Kirk Pallet LSD: Noone was present on behalf of Kirk Pallet. Request was made by City Attorney to make a motion to table the matter. Joey Pianalto made a motion to table and it was seconded by Jerome Fantinel. It was passed unanimously by acclamation.

F. Walgreens: A motion was made by Bill Brandt to extend the one year deadline in which Walgreens has to begin construction to April 1, 2009. Motion was seconded by Joey Pianalto and passed unanimously by acclamation.

G. Nomination of New Chairman: A motion was made to table this matter until the January meeting by Bill Brandt. It was seconded by Norbert Ranalli and passed unanimously by acclamation.

H. Recommendations for possible new planning commission members: Lou Sharp and Mick Wagner were nominated by the Planning Commission as proposed Commission members to be presented to City Council. A motion was made by Bill Brandt and seconded by Jerome Fantinel as to these possible commission members. Passed unanimously by acclamation.

VI RECURRING ITEMS:

A. Discussion of Conflict with Ordinances and or changes needed: Jeff Hawkins brought up that he is working on the subdivision code and possibly could have this ready to be presented in December.

VII REVIEW ITEMS FOR PLACEMENT ON CITY COUNCIL AGENDA:

One Springdale Rezoning and nomination of possible planning commission members.

VIII COMMENTS FROM COMMISSIONERS:

Bill Brandt made a motion to remove from the table matter 5(E), Kirk Pallet, LSD. Seconded by Jerome Fantinel. Discussion was had regarding Kirk meeting all Tontitown's fire and safety codes. Motion was made regarding no objections to Kirk Pallet, seconded, and approved unanimously.

IX ADJOURN:

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