

TONTITOWN PLANNING COMMISSION MEETING MINUTES 02-23-2010

PUBLIC HEARING

Immediately prior to the PC meeting Bill Brandt called the public hearing to order and introduced the Planning Commission.

There were no comments regarding Riggins property rezoning from A-1 to R-1.

Justin Jorgenson, with Jorgenson and Associates, represented David Peachee regarding the Peachee property partial rezoning from R-3 to C-2. Jorgenson briefly explained what is being done.

Jerry Hopkins, an owner of land adjacent to Peachee's, inquired about the requirements pertaining dividing commercial and residential property. Hopkins also inquired about the businesses listed under C-2.

Carroll stated that most all questions can be answered on Tontitown's website. If it is zoned C-2, anything listed under C-2 can go in if it is approved.

Public Hearing closed approximately 7:20 PM

1. **ROLL CALL 7:20 PM** – Members present were Bill Brandt, Tommy Granata, Mick Wagner, Norbert Ranalli, Jerome Fantinel, Joey Pianalto and Lou Sharp. Also present were JR Carroll, PC attorney, Britt Vance, USI Engineering, Todd Witzigman, Building Official, Joe Edgmon and Rebecca Bennett.
2. **APPROVAL OF AGENDA** – A motion made by Wagner to approve the agenda as written and 2nd by Ranalli, motion passed unanimously.
3. **APPROVAL OF MINUTES FOR 01-26-210** – A motion made by Ranalli to approve the minutes as written and 2nd by Granata, motion passed unanimously.
4. **OLD BUSINESS** – None
5. **NEW BUSINESS**
 - A. **Riggins Rezoning from A-1 to R-1** – Witzigman stated that he didn't receive any objections to the rezoning at the TAC review. There was one written reply saying they had no objection.
Brandt stated that they are splitting this tract into two tracts.
A motion made by Wagner to approve the Riggins rezoning as presented and 2nd by Pianalto, motion passed unanimously.
 - B. **Peachee Rezoning from R-3 to C-2** – Brandt stated that this is the west portion of the property being rezoned.
Wagner noted that if this is rezoned the next step is LSD, which may include street improvements. A motion made by Wagner to approve the

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Peachee rezoning as presented and 2nd by Granata, motion passed unanimously.

C. Finn Lot Line Adjustment – Wayne Bell, representing Richard Finn, gave a brief description of the property. There will be 190 feet of road frontage and has been reviewed by the TAC Committee.

A motion made by Sharp to approve the Finn lot line adjustment as presented and 2nd by Wagner, motion passed unanimously.

6. RECURRING ITEMS

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

Review Chapter 153 – Fantinel stated that he thinks it would be in the best interest of Tontitown to allow more dense residential areas to attract more people to the area. If there isn't population growth, businesses may not want to come to Tontitown.

Wagner stated that the old code's table doesn't provide for denser residential areas, but reasoned that a new should.

Carroll stated that the designation R-4 on the chart does not necessarily indicate 4 houses per acre and that the definition will outline the density more clearly.

Wagner stated that this adopting revision to Chapter 153 would not rezone any property, but merely lay the groundwork for future zoning requests which would be heard individually as they arose

Carroll stated that Tontitown is progressive when it comes to commercial, but there is a severe resistance regarding dense populations in residential. Mayor Edgmon asked if the Planning Commission is ready to vote on a PUD, like apartments.

Brandt stated that they will vote on anything that is presented.

Wagner pointed out that PUD are currently allowed for under city code section 153.058.

A motion made by Wagner to leave table as it was before it was edited and 2nd by Fantinel, motion passed unanimously.

Vance stated that there is a lot of language pertaining to zoning in the downtown area, which Tontitown does not have. C-3 is central commercial which takes a central block where store fronts are on the sidewalk and the backs are on an alley.

The Planning Commission agreed to start on page ninety at the next meeting.

7. REVIEW ITEMS FOR PLACEMENT ON CITY COUNCIL AGENDA – Brandt stated that the Riggins rezoning and the Peachee rezoning need to be placed on the City Council agenda.

8. COMMENTS FROM COMMISSIONERS – Wagner asked that discussion of Morsani extension be put on the the Master Street Plan and requested this be

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put on the next agenda for discussion of extension extend Morsani to Barrington since there currently was a conflict with the westward extension as shown for Fletcher street.

Ranalli stated that he has received good comments regarding the work on Javello.

- 9. ADJOURN** – A motion to adjourn made by Ranalli and 2nd by Granata, motion passed unanimously.