

TONTITOWN PLANNING COMMISSION MEETING MINUTES 03-23-2010

1. **ROLL CALL 7:00 PM** – Members present were Bill Brandt, Tommy Granata, Mick Wagner, and Joey Pianalto. Also present were JR Carroll, PC attorney, Britt Vance, USI Engineering, Jeff Hawkins, City Planner, Todd Witzigman, Building Official, and Rebecca Bennett.
2. **APPROVAL OF AGENDA** – A motion made by Granata to approve the agenda as written and 2nd by Pianalto, motion passed unanimously.
3. **APPROVAL OF MINUTES FOR 02-23-2010** – A motion made by Granata to approve the minutes as written and 2nd by Pianalto, motion passed unanimously.
4. **OLD BUSINESS**
 - A. **None**
5. **NEW BUSINESS**
 - A. **Ellis Property Line Adjustment** – Leonard Gabbard, with Land Tech Engineering representing Thelma Ellis, stated that there are two parcels. One is being widened so that it is usable. There is 75 foot of road frontage on one off of Oak Hills Drive and the other fronts Barrington. There is a private easement that allows access from Oak Hills Drive. A motion made to approve the Ellis Property Line Adjustment by Granata and 2nd by Wagner. Wagner stated that the road access is in a floodplain and inquired if it would need a bridge. Vance stated that if they were to build a driveway, they would have to get a permit to do this. Motion passed unanimously.
 - B. **G&S Insulation Large Scale Development** – Mandy Bunch, representing G&S, stated that this is a 3,700 warehouse addition on the South side with a truck well addition and parking addition. A drainage pond will be added on the North side. The addition will match the existing buildings materials. Vance stated that a major concern was drainage, but this has been addressed. A motion made to approve the G&S Insulation Large Scale Development by Wagner and 2nd by Pianalto, motion passed unanimously.
 - C. **Riggins Lot Split** – Brandt stated that there is no one present to speak on this. Vance stated that the Riggins lot split was brought up several meetings ago, but the zoning was wrong. This has been rezoned and they are now asking for the lot split. A motion made to table the Riggins lot split by Wagner and 2nd by Pianalto, motion passed unanimously. Carroll stated that the survey still needs to be signed.
 - D. **Discuss Master Street Plan** – Wagner stated that the current Master Street Plan was adopted November 2009. Sbanotto continues East and West but Morsani, which is parallel with Sbanotto, doesn't. Fletcher is

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already compromised by a new house built within this proposed plan area. Morsani could be extended to Barrington and Pozza could be connected to Morsani. This would enhance the traffic flow of the large volume movement. The Planning Commission agreed to have a public hearing regarding this as well as clean up some minor oversights in the current MSP.

6. RECURRING ITEMS

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

Review Chapter 90

Review Chapter 153

Brandt stated that he would like more Planning Commission members to be present to discuss the code changes. A motion to table Review of Chapter 90 and 153 by Pianalto and 2nd by Wagner, motion passed unanimously.

7. REVIEW ITEMS FOR PLACEMENT ON CITY COUNCIL AGENDA – None

8. COMMENTS FROM COMMISSIONERS – Wagner inquired if there could be consequences if infractions of the city code which had been noted for six months or longer were not dealt with, but action is taken on more recent violations. Carroll stated that the city is immune from money damages, but it may take awhile to be tossed out of court. Hawkins stated that a writ of mandamus can be filed to force the city to enforce its ordinances.

Carroll stated that a couple of citizens have called regarding addresses. The city's code states that the address has to be posted above the front door. A lot of the houses in Tontitown aren't visible from the road. Carroll stated that he would like to get with the police department and fire department to find out what would work best. Witzigman suggested that the address be displayed on the house and at the driveway in case of places not visible from the main road. Wagner stated that there are still private drives that are still not labeled with street signs as mandated in the city code.

9. ADJOURN – A motion to adjourn made by Wagner and 2nd by Pianalto, motion passed unanimously.