

TONTITOWN PLANNING COMMISSION MEETING

MINUTES 05-25-2010

7:00 PM Public Hearing – Brandt called the meeting to order and stated that the Public Hearing will be held for the Chapter 90 on Streets and Sidewalks. There were no comments.

- 1. ROLL CALL 7:00 PM** – Members present were Bill Brandt, Tommy Granata, Mick Wagner, Norbert Ranalli, Jerome Fantinel, Joey Pianalto and Lou Sharp, who arrived during discussion of Peachee LSD. Also present were Mark Dossett, PC attorney, Britt Vance, USI Engineering, Jeff Hawkins, City Planner, Terry Gosnell, Building Inspector/Code Enforcer, Alderman Arthur Penzo, Alderman Henry Piazza, Alderman David Bolinger and Rebecca Bennett.
- 2. APPROVAL OF AGENDA** – A motion made by Wagner to approve the agenda as written and 2nd by Fantinel, motion passed unanimously.
- 3. APPROVAL OF MINUTES FOR 04-27-2010** – A motion made by Ranalli to approve the minutes as written and 2nd by Granata, motion passed unanimously.
- 4. OLD BUSINESS**

A. Peachee Large Scale Development – David Peachee questioned if a letter was received from the City Council for approval. There will still be no street improvements, but \$10,000 will be given instead of \$5,000 for improvements. Vance stated that his cost estimate is for half of a five lane section on Barrington would take \$19,300 for improvements. Pianalto stated that passing the Peachee LSD is a good idea. Granata stated that the City Council confirmed that Sbanotto is under consideration for future development. Granata suggested that this be passed to the City Council to make a decision. Alderman Piazza stated that there have been no updates on easements. Vance stated that there is only one signed easement, though all have been contacted. There was a public meeting, where several people came in to ask questions. Alderman Piazza questioned why the parking lot has to be paved. David Peachee stated that he will be giving \$10,000 for street improvements on Barrington and will be paving his parking lot. Fantinel stated that as presented he sees no problem. Sharp stated that Tontitown needs to be business friendly. Ranalli stated that he sees no problem, either. Granata stated that he doesn't feel it is right for the Planning Commission to pass. IT should go to the City Council and Street Department. Wagner questioned whether it is acceptable for the city to use the funding on the street to be improved first or does it have to be for Barrington and is there a time limit. Dossett stated that there is no time limit and the money can be designated for either street or both streets. Wagner asked if a right of way has been dedicated. Vance stated that there is a thirty foot right of way. A motion made by

TONTITOWN PLANNING COMMISSION MEETING MINUTES 05-25-2010

Wagner to approve the waiver of street improvements along Sbanotto with cash of \$10,000 in lieu of to be used on either street, and 2nd by Pianalto. Hawkins stated that different cities handle these situations different ways. The City Council could ratify and confirm the actions of the Planning Commission. Dossett stated that the Planning Commission could approve the waiver conditioned on subsequent approval and ratification on the condition of City Council approval. Wagner amended his motion to include approval on the condition the City Council ratify it and 2nd by Pianalto, motion passed unanimously. The first motion was voted on and passed unanimously.

5. NEW BUSINESS

A. None

6. RECURRING ITEMS

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

Review Chapter 152 – Wagner stated that Chapter 152 is not ready yet. There were a few chapters that weren't adopted with the original document that need to be added.

Review Chapter 153 – Due to computer problems, the Planning Commission was not able to view Chapter 153.

7. **REVIEW ITEMS FOR PLACEMENT ON CITY COUNCIL AGENDA** – Brandt stated that the items to be placed on the City Council agenda are the Peachee LSD waiver and Chapter 90.

8. **COMMENTS FROM COMMISSIONERS** – Granata stated that regarding finishing the road at Florence and S. Mantegani, Ken Robertson, with the Street Department, talked to the owner about doing this.

Wagner stated that the American Planning Association the Planning Commission could get memberships for more training. It is \$60 per person. The Commission is not doing their full job if Jeff is always depended on. Brandt stated that the budget is tight, but it can be planned on in the future. Wagner stated that the Planning Commission has never been asked for their input on the budget for what they expected to spend.

Jeff stated that with APA there is the benefit of automatically becoming a member of the Arkansas Chapter. There is training and conferences, where other Planning Commissioners can be met and talked to. Wagner stated that there are online workshops.

TONTITOWN PLANNING COMMISSION MEETING MINUTES 05-25-2010

Britt stated that he and Terry Gosnell have checked out the G&S building expansion project several times.

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