

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Slinkard Law Firm
Public Works Director – James Clark
Community Development – Rebecca Bennett



Planning Commission
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
Gene McCartney, Secretary
Susan Sedberry, Member
Jim Miller, Member

**Planning Board Meeting
February 24, 2015
Minutes**

The Planning Commission Meeting is scheduled for Tuesday, February 24, 2015 at 6:00 p.m. at the Tontitown City Hall, located at 235 East Henri De Tonti Boulevard, Tontitown, Arkansas.

1. Meeting Call to Order

2. Roll Call – Members present were Susan Sedberry, Darrell Watts, Gene McCartney, Rocky Clinton and Jim Miller. Also present were Jeff Hawkins, Terry Carpenter, James Clark and Rebecca Bennett.

3. Approval of Agenda

4. Approval of Minutes - None

5. Old Business - None

6. New Business

A. Election of Officers – Chairman, Vice-Chairman, Secretary – A motion made by Clinton to nominate Darrell Watts for Chairman and 2nd by McCartney, motion passed unanimously. A motion made by McCartney to nominate Rocky Clinton for Vice Chairman and 2nd by Sedberry, motion passed unanimously. A motion made by Sedberry to nominate Gene McCartney for Secretary and 2nd by Miller, motion passed unanimously.

B. One Springdale Rezoning – Jason Appel, with Engineering Services, represented the owner One Springdale Inc. and the developer. A portion of the property is being rezoned from C-2 to R-3 and a portion is being rezoned from C-2 to PRD. The multi-family piece will not be connected to the subdivision and there will be a connection to Hwy 112. All lots will be under the covenants of Tuscany Subdivision. Covenants are a private agreement between property owners and aren't governed by the Planning Board. Hawkins stated that the subdivision would be subject to the property being rezoned. A public hearing was conducted by the City Council. Property adjacent contiguous within 1,000 feet of another city has to be compatible with their zoning. This will be subject to Springdale's concurrence. Springdale has said that based on density the townhomes are not compatible. A motion made by Clinton to recommend rezoning to the City Council and 2nd by Sedberry, motion passed unanimously.

C. Townhomes at Tuscany Planned Residential Development – Jason Appel stated that the property is less than 11 acres and adjoins highway 112. The connection to the subdivision to the north has been taken out. The fire department will have access from two places. The units are one story four- and five-plex units. Hawkins stated that the ordinance will need to detail the uses and how the property will be developed. Clark stated that the property is not in the floodplain, but it is in the Cave Crayfish Recharge Area. Carpenter stated that when the city developed sewer, they submitted to AR Fish and Wildlife and had to take precautions with leakage. There are quality assurance tests before the water system is turned on to the public. Final plat is when easements and utilities are turned over to the city. Once approved, construction plans will be prepared to be reviewed for approval. Plans will be submitted to the AR

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Highway Department. Hawkins stated that the Highway Commission will be discussing improving Highway 112. There will be an interchange with Highway 412 and Highway 112 between Highway 112 and Interstate 49. Current zoning allows numerous uses, some of which could be higher density than a PRD. McCartney stated that the number of vehicles for each needs to be considered. Project representatives stated that they have tried to alleviate this with two car garages. There is also a 25 foot space outside the garage. The lease agreements will state that there will be no parking on the street. A motion made by Miller to recommend the Townhomes at Sienna Planned Residential Development to the City Council and 2nd by Clinton, motion passed.

- D. Tuscany Subdivision Preliminary Plat** – Jason Appel stated that there are 43 lots. Some of the concerns people had are with traffic flow. There will be multiple stop signs to slow people down. Sedberry stated that she read the multiple complaints submitted to the City. One of the things the Board is charged with is ensuring property values and this is a much better plan. Appel stated that the square footage of the homes will meet the covenants of Tuscany. A lengthy discussion occurred within the audience. A motion made by Sedberry to approve the Tuscany Subdivision Preliminary Plat Phase II subject to Springdale's approval and 2nd by Miller, motion passed unanimously. Carpenter read his review comments.
- E. Eddleman Minor Subdivision** – Carpenter stated that they did not address the comments from TAC Review on showing utilities. A motion made by Watts to approve the Eddleman Minor Subdivision subject to changes and 2nd by Sedberry, motion passed unanimously.
- F. Loise Rouse Lot Split** – Carpenter recommended approval. A motion made by Clinton and 2nd by Sedberry, motion passed unanimously.
- G. Bixler Minor Subdivision** – Carpenter recommended approval. A motion made by Watts and 2nd by Sedberry, motion passed unanimously.
- H. Casalini Commercial Retail Large Scale Development** – Ferdi Fourie, with Civil Design, stated that this is the property east of Iron Hand. It will have one exit and share one with Iron Hand. Carpenter stated that it must be sprinkled since it is over 12,000 sq ft. The ADA spaces are non-compliant with ADA Standards. All stormwater design must comply with Tontitown's Design Standards and ADEQ. A drive access permit must be obtained from the Highway Department. All water and sewer work must comply with Tontitown's Specifications. The City has asked for a 12 inch water line parallel with Highway 412 as shown on the Water Master Plan. An alternate route has been talked about. Other property owners put in a 12 inch line. Hawkins stated that if the City does require it, it should be subject to concurrence with the city attorney that the City has the authority. A motion made by Sedberry to approve Casalini Commercial Retail Large Scale Development conditional on making plan modifications including installation of the 12 inch waterline being paid for by the city and installed by the developer and 2nd by Miller, motion passed unanimously.
- I. Bader Property Line Adjustment** – Carpenter stated that they are moving the property line to the east and recommended approval. A motion made by Sedberry and 2nd by Clinton, motion passed unanimously.
- J. L&L Metal Property Line Adjustment** – Jason Appel stated that they are moving the property line ten feet because a building was constructed on the property line. They are doing this to comply with building setbacks and easement requirements. Carpenter recommended approval. A motion made by Sedberry and 2nd by Miller, motion passed unanimously.

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K. Discuss Chapter 153.092: Animals – Larry Ardemagni, Alderman Ward2 Position 2, stated that certain animals are not allowed in certain zoning and he would like the Planning Board to look into changing this. Hawkins stated that a public hearing at a Planning Board meeting would be required. The Planning Board then recommends changes to the City Council. State law prohibits issuing variances for this. The ordinance spells out permitted uses and conditional uses in each zoning. A motion made by Watts to hold a public hearing March 16, 2015 at 6:30 pm and 2nd by Sedberry, motion passed unanimously.

L. Discuss Planning Board Bylaws – Tabled until next meeting.

7. Reoccurring Items

A. Review of Posted Security Deposits – Bennett explained that sometimes the City allows people to submit money in lieu of improvements. The City then puts this toward projects in the future within a five year period. Currently Willy James Restaurant is the only one on the list. A motion made by Watts to ask the City Attorney to review receipt 5172 for \$20,065 if it could apply to the street repairs made at Florence and S. Mantegani Road and 2nd by Sedberry, motion passed unanimously.

B. Review of Approvals & Expirations – Bennett explained that these are projects the Planning Commission approved that have expired or will expire. Clark went over the different projects.

C. Review Building Activity – Clark stated that there was not new construction. There were eight new applications for homes.

8. Review Items for Placement on City Council Agenda – The following items will be placed on the City Council agenda: One Springdale Rezoning, Townhomes at Sienna Planned Residential Development, Eddleman Minor Subdivision, Loise Rouse Lot Split, and Bixler Minor Subdivision.

9. Comments From Board Members – Hawkins stated that everyone did a good job. There are planning training available from Northwest AR Regional Planning and the American Planning Association. In time, the Board will need to change to a Commission. Hawkins stated that it is unheard of to have one year terms. The City Council should revisit this.

Rhonda Doudna, Alderman Ward3 Position 1, stated that two more members should be added. The whole purpose of changing to a Board was to get a nicer Planning Board working with people.

Hawkins stated that two-thirds vote of the City Council will be required to change it back to a Commission.

10. Meeting Adjourned