

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



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

**Planning Commission Meeting
April 28, 2015
MINUTES**

The Planning Commission Meeting is scheduled for Tuesday, April 28, 2015 at 7:00 p.m. at the Tontitown City Hall, located at 235 East Henri De Tonti Boulevard, Tontitown, Arkansas.

1. Meeting Call to Order: Darrell
2. Roll Call: Gene was out, Rocky was coming later the rest were in attendance
3. Approval of Agenda: Motion by Jim Second by Susan
4. Approval of Minutes – March 31, 2015 and April 3, 2015
Motion by Susan Second by Jim, Motion- Vote passed
5. Old Business
 - A. Maestri Minor Subdivision & Variance-
Tabled at last meeting by presenter, nothing new pending. This item was skipped
 - B. Mathias Large Scale Development-
Tabled at last meeting by presenter, nothing new pending. This item was skipped
6. New Business
 - A. Barrows Lot Split-
Terry Carpenter said everything was in compliance and has recommended this item for approval.
Wes Luker gave a summary – Simple track split, 3 acres of a 14 acre track on north side of property.
Motion by Jim Second by Susan---Vote passed to city council meeting
 - B. Mussino Property Line Adjustment-
Terry Carpenter said everything was in compliance and has recommended for item for approval.
Summary- 3 track re-divided due to the property line went through an existing house on the property and was unable to title.
Motion by Susan Second by Rocky—Vote passed to city council meeting
7. Reoccurring Items
 - A. Review of Posted Security Deposits-
Chandler Large Scale Development and Tontitown Winery needs to be removed.
Willy James on S. Montegani Rd. - Board will need to revisit due to language, to see if funds comply.
Darrell will check into this and report back to planning board at next meeting.
 - B. Review of Approvals & Expirations
K&K- Completed but James needs to get with engineer and do a final inspection.

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Harrison Energy- Still in the last phase of construction

Las Palmas- Progress is slowly being made and no matter how slow, this will not cancel the expiration date as long as something is being done.

Casalini Commercial Retail- Construction has not started.

C. Review Building Activity-

Sign Company is trying to get a “Whataburger” at the old Valero location. They want to make sure the sign complies with city ordinance. James is reviewing the signs, for what they want on building. 11

-new residential housing for the month of Feb. 2015.

7 -In March

4- Are done

Farm Credit Services has purchased 2 lots on Florence and Naples (E side).

The Right Solutions purchased 3 lots behind Willy James and 2 lots beside Naples for parking.

An electrical shop has purchased 3 lots on the South side for a shop.

8. Review Items for Placement on City Council Agenda

9. Comments From Citizens

Tim Schmidt with the Church of Christ is looking at property to purchase at 297 E. Bandini, located behind Tontitown Park, but they will need to build extra 1900 sq. ft. building for class rooms, this is an added cost to the church about 4-6k in engineering fees. According to the present ordinance this is considered a large scale development, the class rooms would be built behind the existing building and would not be seen from the streets, there is also a privacy fence which separates the property from the neighborhood. The present landscaping is beautiful and the church would hate to change it because of this ordinance.

After a lengthy discussion the planning board decided to take no action at this time but will review the ordinance and make recommendations.

10. Comments From Board Members

Darrell- Comments from citizens be put on the agenda as item#5- all agreed

Jim- Reminder on May 8, 2015 at 6:00pm City ordinance workshop. Planning Board and City Council members are to bring any questions about ordinances to this workshop and will meet with Terry later.

Susan- Making the board aware of a city wire, a Dec. 2014 growth plan in ref. to Springdale creating a bypass on the North side of Springdale to Tontitown. A map was passed out to the board, so just be aware of what the board says yes, no and approves when someone wants to buy property.

No recommendations at this time just wanted the board to be aware.

James, Terry and Jeff have spoken about making changes and tweaking ordinances 152 and 153 and will make recommendations.

11. Meeting Adjourned

Motion by Jim Second by Rocky