

Ward Planning Commission
March 28, 2022
Meeting Minutes

Call to Order

Chairman Gary Meadows called the meeting to order. A quorum was present.

Roll Call

Members:

Gary Meadows – present
Wayne Knight – present
Mike Montalbano – present
Helen Huitt – present
Shane Phillips – present
Tyler Madding –absent
Jerry Peters -present

Guest:

Deborah Staley - City of Ward Finance and Human Resource Dir.
Charles Gastineau - Mayor, City of Ward
Randy Staley - Street Superintendent, City of Ward
Tony Reaves - Fire Chief, City of Ward
Tim Lemons - Lemons Engineering
Linda Knight - Interested party
Jason McKee - City of Ward Code Enforcement
Bruce Jones - Utility Manager – Ward Water and Sewer System

Minutes

February 28th regular meeting minutes were presented. Helen Huitt motioned; Shane Phillips seconded to accept minutes as printed., On voice vote all approved.

New Business

Solar Panel Ordinance

Chairman Meadows stated that there would be another public hearing on April 28th at 6:30 PM at the Ward Municipal complex for the Solar Panel Ordinance. Mike

Montalbano motioned; Jerry Peters seconded to table the Solar Panel Ordinance until the April 28th regular meeting. On voice vote all approved.

Re-Zone for 1.534 Acres in Deerfield Subdivision from C-1 to R-1

Chairman Meadows stated the request for 1.534 acres in Deerfield Subdivision from C-1 to R-1 was up for consideration. The property is between the Ward Water and Sewer System wastewater treatment plant and Deerfield Subdivision; the property is zoned C-1 and does not allow for R-1, single family homes to be built in a C-1 zone. Shane Phillip motioned; Helen Huitt seconded to recommend to the City Council members to allow the rezone for this property. On voice vote all approved.

Preliminary Plat for Deerfield Phase V Lots 1-16

Chairman Meadows presented the preliminary plat for Deerfield Phase V. Tim Lemons of Lemons Engineering represented the plat. Bruce Jones stated that on Lots 1 and 2 the two main force mains for the wastewater plant were on those lots and a change in the configuration needs to be made or the force mains will need to be relocated. Also, the plans show making low pressure connections to the force main and this will not be allowed. At this time, it appears no changes for the waterlines is required. But this could be an issue depending on the wastewater lines, Randy Staley is concerned about Doe Run being a dead-end street with not turnaround. Mr. Lemons suggested to have a gate with a turn around due to the ability to connecting this street to the for the duplexes, Buck Run. This will need to be gated with stripping for not parking and signage. Tony Reaves is concerned about access for the emergency vehicles along with the parking on the dead-end street (Buck Run Private drive and Doe Run public street). After further examination of the Subdivision Regulation Section 5.2 Streets, B -Right of Way width 2- Dead end Streets and Cul-de-sacs it was determined that a dead-end street, Hammer head and T-Turnarounds are not allowed. Jerry Peters motioned; Helen Huitt seconded to table the Preliminary Plat for Deerfield Phase V Lots 1-16 until the next regular meeting. On voice vote all approved.

Preliminary Plat for Magnolia West

Chairman Meadows presented the preliminary plat for Magnolia West. Mr. Tim Lemons Engineering represented the plat. Upon further inspection of the plat the dead-end street will need to be addressed and the drainage will need to be addressed also. Helen Huitt motioned; Wayne Knight seconded to table the preliminary plat for Magnolia West until the next regular meeting. On voice vote all approved.

Preliminary Plat – Site Plan for Deerfield South

Chairman Meadows presented the preliminary plat – site plan for Deerfield South. Mr. Tim Lemons represented the plat-site plan. This plat is located in Deerfield subdivision that is zoned as C-1 property. A C-1 district has the allowable use for R-2 Multi Family dwellings as long as the development follows the regulations for R-2 zone. Due to the width of the property the street will be a private drive called Buck Run with a dead-end street. The dead-end street will need to be addressed. Mike Montalbano motioned; Shane Phillips seconded to table the preliminary plat-site plan for Deerfield South. On voice vote all approved.

Additional business

Mayor Gastineau presented a letter he received from Gary Meadows stating his resignation effective immediately – March 28, 2022. The commission accepted the resignation.

Mayor Gastineau appointed Mr. Jerry Peters as the new Chairman and will be advertising for a new commission member.

Announcements

Next Planning Commission meeting April 28, 2022, at 7:00 PM

Council Meeting Monday, March 21, 2022 at 6:30 PM

Spring Cleanup will be on Saturday, April 30th – 8AM to 3PM – Hazmat will not be included in this cleanup – If you would like to volunteer your time please contact Jamee Beard

City Fishing Derby will be in May – Watch our website and Facebook pages for more information to volunteer or donate prizes for the derby or contact Michelle Fitzgerald

Adjournment

Helen Huitt motioned; Shane Phillips seconded to adjourn the meeting. On voice vote all approved.