

**CITY OF WARD
PLANNING COMMISSION
MINUTES
July 25, 2022
7:00 P. M.**

Call to Order

Chairman Peters called the meeting to order. Chairman ask Deborah Staley to call the roll.

Roll Call

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

Minutes

Chairman Peters presented June regular meeting minutes. Wayne Knight motioned; Mike Montalbano seconded to accept the minutes with the following change. The month of the meeting minutes needs to be changed to June 27th. Voice vote all approved (5-0).

New Business

Rezone Request for Property in Deerfield Estates (Parcel Number: Part of 800-80577-001 Part of the E1/2, of Section 33, T-5-N, R-9-W, City of Ward, Lonoke County, Arkansas, being more particularly described as follows: Commencing from the SW Corner of the SE 1/4 of said Section 33; thence N 00°36'34" E, 2040.94 feet; thence N 32°08'45" E, 138.37 feet; thence N 31°48'35" E, 735.50 feet to the Point of Beginning; thence N 30°39'35" E, 500.10 feet; thence N 31°48'35" E, 68.25 feet; thence S 58°20'25" E, 200.00 feet; thence S 31°48'35" W, 66.76 feet; thence S 30°39'35" W, 559.36 feet; thence N 65°12'09" W, 92.23 feet; thence N 26°11'42" W, 129.29 feet; to the Point of Beginning, containing 2.828 acres, more or less.) from C-1 to R-1. No discussion.

Helen Huitt motioned; seconded by Mike Montalbano to recommend to the City Council the approval of the rezone of the property in Deerfield Estates (Parcel Number: Part of 800-80577-001 Part of the E1/2, of Section 33, T-5-N, R-9-W,

City of Ward, Lonoke County, Arkansas, being more particularly described as follows: Commencing from the SW Corner of the SE 1/4 of said Section 33; thence N 00°36'34" E, 2040.94 feet; thence N 32°08'45" E, 138.37 feet; thence N 31°48'35" E, 735.50 feet to the Point of Beginning; thence N 30°39'35" E, 500.10 feet; thence N 31°48'35" E, 68.25 feet; thence S 58°20'25" E, 200.00 feet; thence S 31°48'35" W, 66.76 feet; thence S 30°39'35" W, 559.36 feet; thence N 65°12'09" W, 92.23 feet; thence N 26°11'42" W, 129.29 feet; to the Point of Beginning, containing 2.828 acres, more or less.) from C-1 to R-1. Voice vote all approved (5-0).

Preliminary Plat - Copper Moon Estates

Chairman Peters presented the preliminary plat for Copper Moon Estates. Mr. Steve, Mr. Nick and Mr. Chris Hester represented their project. This will be a 30-lot subdivision with medium masonry homes that will be a minimum of 1500 square feet and a bill of assurance. The Hester's have been working with the staff on the utilities and street requirements. Bruce Jones, Water/Wastewater Manager request that as many of the home be directly connected to the man holes and not to the main line. A tracer wire is required for the water and wastewater lines. Due to the fiber optics being installed by First Electric there is the requirement of a conduit being laid to accommodate the line in the future. Sidewalks are required. Helen Huitt motioned; Wayne Knight seconded to approve the preliminary plat for Copper Moon Estates. Voice vote all approved (5-0).

Old Business

Announcements

Next Planning Commission meeting August 22, 2022, at 7:00 PM
Council Meeting Monday, August 15, 2022 at 6:30 PM
Public Hearing August 15, 2022 in reference to annexation

Adjournment

Mike Montalbano motioned, Wayne Knight seconded to adjourn. Voice vote all approved (5-0). Meeting was adjourned.