

**Ward Planning Commission
Regular Meeting Minutes
January 28, 2019**

Call to Order

Chairman Meadows called the meeting to order.

Roll Call

Members

Gary Meadows –present
Sidney “Shane” Phillips – present
Helen Huitt –present
Tyler Madding – present
Wayne Knight – present
Mike Montalbano – present
William Tremaine - present

Guest

Deborah Staley
Randy Staley
Tim Lemons
Mayor Charles Gastineau
Tony Reaves
Jim Wier
Linda Knight
Bruce Jones
Jason McKee
Harold Zeller

Minutes

Chairman Meadows presented the minutes for December 2018 regular monthly minutes for approval. Wayne Knight motioned; Mike Montalbano seconded to accept December 2018 regular monthly minutes as printed. Voice vote all approved.

New Business

Chairman Meadows presented the preliminary plat for Buena Vista. Chairman Meadows turned the floor over to Tim Lemons of LEC Engineering which is representing Mr. B. J. Weathers on this project. This project was originally before the Commission March of 2018. This subdivision is located off East Main which is outside the city limits of Ward but within the City of Ward planning district. The subdivision was originally going to be single family dwellings and they are proposing duplexes. The lot size meets our requirements for duplex lots. The duplexes will be two bedroom units and in front of each duplex will have four parking slots (forty foot wide parking area). The buildings will approximately 52’ x 35’. Each unit will have a large backyard except lot 13 which is in the cul-de-sac that backyard will be smaller due to the necessity to move the building line further back to accommodate the width of the building. Since the project is in the county the road easement will be sixty foot wide. The street will be curbing and guttered and the width of the street from curb to curb will be twenty-seven feet wide. The

fire hydrants will be one at the entrance and one in the area of lots six and seven. The waterline will be at least a six inch line. There should be no drainage issues according to Mr. Lemons. Tony Reaves ask if the research for the wastewater flows on the pump stations and their ability to handle the addition capacity had been completed. Mr. Lemons stated that had not been done but they would be taking care of that. This will be a contingency that will need to be taken care of before the project will be allowed to connect to the system. Tyler Madding motioned; Helen Huitt seconded to accept the new preliminary plat for Buena Vista Subdivision as a duplex subdivision with the contingency that the wastewater issue (the drawdowns are done to prove the current pump stations can handle the flow) has been taken care of before the subdivision is allowed to connect to the wastewater system. This should be done before the Council meeting on February 11, 2019. On voice vote all approved.

Chairman Meadows as if there was any other new business for the Commission. Mayor Gastineau ask the Commission to consider rezoning the three development districts to the original zoning. The Commission was favorable to this request. There will need to be public hearing/s on this issue. There was discussion on adding multiuse districts at this time because the development districts allowed for this option. The Commission decided to add this to their agenda for February to start the process for completing this project.

Mayor Gastineau ask about sidewalks and the Commission working on the public hearing/s and adding this as a requirement for the zoning. Mr. Wier gave Chairman Meadows paperwork that Chairman Meadows, Tim Lemons and himself had worked on for possible regulations. Chairman Meadows will get a copy of the paperwork to all of the Commission members and the City staff. Wayne Knight motioned; Helen Huitt seconded to put this on the February agenda. On voice vote all approved.

These issues will both need public hearings but the hearings will be done with separate public hearings.

Jason McKee informed the Commission about Mr. Patton that had the property on Highway 367 (Dixon property) will be coming back to the Commission to get his subdivision back before them. Also, with the information about the marijuana dispensary it looks like the properties in that area will start developing and we may want to consider changing the zoning when the development districts is being considered.

Old Business

No old business

Announcements

Next Planning Commission meeting Monday, February 25, 2019 at 7:00 PM

Council Meeting Monday, February 11, 2019 at 6:30 PM

City offices will be closed on Monday, February 18, 2019 in observance of President's Day

Ward City Cleanup has been set for Saturday, April 27th, 2019

Adjournment

Helen Huitt motioned; Tyler Madding seconded to adjourn the meeting. On voice vote all approved. Meeting was adjourned.

Date Accepted: _____

Chairman

Attest: _____
Secretary