

**Ward Planning Commission  
Regular Meeting Minutes  
September 26, 2016**

**Call to Order**

Chairman Gary Meadows called the meeting to order.

**Roll Call**

Members

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

Guest

Deborah Staley  
Randy Staley  
Mayor Brooke  
Tim Lemons  
Charles Gastineau  
Mike Sipe  
John Barclay  
Jason McKee  
B. J. Weathers

**Minutes**

Chairman Meadows presented the minutes for June regular minutes for approval. Brad Staley motioned; Tyler Madding seconded to accept June regular minutes as printed. Voice vote all approved.

**New Business**

Final Plat for Oakland Park

Chairman Meadows presented the Final Plat for Oakland Park. Mr. Tim Lemons spoke for the developer on this plat. At this time the property is outside city limits but they want to be annexed. The water main is on the west side of Dogwood; therefore a single bore or cut will be made and a water main will be laid for the subdivision lots instead of individual bores or the road cuts on the east side of Dogwood. The subdivision will have its own pump station for the lots. There will be a force main. Each lot will have its own low pressure pump and the pumps will be the responsibility of the homeowner. There will be no maintenance or upkeep shouldered by the Ward Wastewater System. Chief Staley stated the existing fire hydrants in the area will be sufficient. Tyler Madding motioned; Wayne Knight seconded to recommend to the Council the approval of the Final Plat for Oakland Park with the understanding the developer will install a 4 inch water main on the east side of Dogwood with one crossing from the west side of Dogwood

for the 4 inch water main. Each lot will connect to the 4 inch new main set by the developer. Also the low pressure sewer pumps will be the responsibility of the homeowner the Ward Water and Sewer System will not be responsible for the low pressure pumps and each lot will connect to the existing force main on the east side of Dogwood. On voice vote all approved.

#### Sign for Big Red

Chairman Meadows presented the proposal for the proposed billboard for Big Red. The sign is not addressed size and height is not addressed in our zoning ordinance. According to the representative of the company the Highway department will not allow a bill board if we issue a variance so we need to decide what the best course of action will be. Mike Montalbano motioned; Wayne Knight seconded to recommend to the City Council to allow the bill board and follow the advice of legal counsel on how to accomplish the proper course of action.

#### Replat of Lot 10 R of Churchill Downs

Chairman Meadows stated that Tim Lemons had called to ask the commission to hear the matter of the Replat of Lot R of Churchill Downs. Mr. Lemons stated that Howard Properties had once again built over the building line on Lot 10 R of Churchill Downs by a few inches. The lot has a 12 foot easement that borders around the subdivision. On this lot the easement could be changed to 10 feet and be sufficient for the future of the subdivision. Tyler Madding motioned; Helen Huitt seconded to recommend to the Council the approval of the replat for Lot 10R of Churchill Downs. On voice vote all approved.

#### Announcements

Chairman read the announcements:

Next Planning Commission meeting Monday, October 24<sup>th</sup>, 2016  
Council Meeting October 10<sup>th</sup>, 2016 at 6:30 PM

#### Adjournment

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

Date Accepted: \_\_\_\_\_

\_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_

Secretary