

**Ward Planning Commission
Regular Meeting Minutes
August 26, 2019**

Call to Order

Chairman Gary Meadows called the meeting to order.

Roll Call

Members

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

Guest

Mayor Gastineau	David Stanley
Chief Tony Reaves	Jason McKee
Bruce Jones	Randy Staley
Deborah Staley	Gabe Beatty

Minutes

Chairman Meadows presented the minutes for July 2019 regular monthly meeting for approval. Mike Montalbano motioned; Helen Huitt seconded to accept July 2019 regular monthly minutes as printed. On voice vote all approved.

Chairman Meadows presented the minutes for August 5, 2019 special meeting for approval. Helen Huitt motioned; Wayne Knight seconded to accept August 5, 2019 special meeting as printed. On voice vote all approved.

New Business

Chairman Meadows informed the Commission members that Ms. Anna Shelton would not be able to attend the meeting and has asked to table the issue until she could attend. Chairman Meadows stated that the plat for Shady Meadows was present for the Commission to examine. Upon looking over the final plat there is not enough easement to construct a street to meet the requirements for a street. The Commission agreed that they did not know what could be done about this issue. Wayne Knight motioned; Mike Montalbano seconded to allow for the issue to be tabled until Ms. Anna Shelton would be able to attend the meeting. On voice vote all approved.

Chairman Meadows presented the final plat for Patton Place. David Stanley the engineer for this project was ask to come forward. Mr. Stanley stated that Brewer Street should be Spring

Street. This is a 3 lot subdivision. Lots one and two should be gravity feed for the wastewater. Lot 3 may need a grinder pump for that wastewater. Lots two and three will have driveways on Spring Street and lot 3 will have a driveway on Brewer Street. Lot 2 is and irregular lot with a leg to give access to the property. The driveway will be concrete and all of the utilities will be located in that leg. Mr. Bruce Jones stated that he will need to see the wastewater plans because he is sure there may be a problem with the wastewater. Mr. Jones will explore this and get with the Mr. Stanley. Mr. Stanley and the developer are aware of the irregular lots not meeting our requirements and that a sidewalk will be required. There should be a letter about both of these issues at the council meeting for September to take care of these matters. Helen Huitt motioned; Wayne Knight seconded to accept and forward to the City Council for approval with all of the amendments being addressed. On voice vote all approved.

Chairman Meadows presented the Final plat for Lilly Ann West, Phase II. Mr. Stanley is the engineer for this project also. This property is at the corner of Brewer and Wilson Loop. As the plat shows that lot four has dedicated a 10 easement for widening Wilson Loop as well as Lots seven and eight. The existing home on lot four will remain. But this does make an issue with the additional easement because this does not have the required 25 foot side yard setback. The mailbox issue will need to be discussed with the postmaster. There will be sidewalk on Brewer and Wilson Loop. There will need to be a discussion with Mr. Bruce Jones in reference to the wastewater. To determine if there will need to be grinder pumps or gravity feed. Helen Huitt motioned; Mike Montalbano seconded to accept and refer to the City Council approval for Lilly Ann Subdivision West. On voice vote all approved.

Mr. Stanley will provide 11x17 copies for the City Council for both final plats.

Old Business

Mayor Gastineau has been corresponding with Metroplan on the rezoning and they have agreed to assist us with this matter. One of the suggestions is to use overlays instead of a complete rezone. Should have more information before the next meeting.

Announcements

Next Planning Commission meeting Monday, September 23, 2019 at 7:00 PM
Council Meeting Monday, September 16, 2019 at 6:30 PM
Remember April 1, 2020 is Census Day!!BE COUNTED!!
Ladies Auxiliary for the Fire Department will be having a Chili Cook off on September 1st. Contact April Reaves or Chief Tony Reaves for more information

Adjournment

Helen Huitt motioned; Mike Montalbano, seconded to adjourn the meeting. On voice vote all approved. Meeting was adjourned.

Date Accepted: _____

Chairman

Attest: _____

Secretary