

**Ward Planning Commission
Regular Meeting Minutes
December 23, 2019**

Call to Order

Chairman Gary Meadows called the meeting to order. Chairman Meadows thanked Helen Huitt for Chairing the November meeting.

Roll Call

Members

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

Guest:

Deborah Staley
Randy Staley
Mayor Charles Gastineau
Bruce Jones
Jason McKee
Gabe Beatty
Crystal Beatty
Vicki Coyle
Michael Grissom

Minutes

Chairman Meadows presented the minutes for the November regular meeting. Helen Huitt motioned; Wayne Knight seconded to accept the minutes as printed. On voice vote all approved.

Chairman Meadows presented the November public hearing minutes. Wayne Knight motioned; Helen Huitt seconded to accept the minutes as printed. On voice vote all approved.

New Business

Chairman Meadows presented the Preliminary Plat for Legacy Farms Phase I. Mr. Gabe Beatty was present to represent the plat. Mr. Beatty stated that there were no changes from the sketch plat. Randy Staley is fine with the placement of the streets. Balding Street will need to be upgraded and this will be a discussion between Mayor Gastineau, Randy Staley and Mr. and Mrs. Beatty. Bruce Jones has a question on the wastewater. He is in agreement on the water lines. Mr. Beatty stated this phase has gravity flow wastewater lines. After discussion Mr. Jones is fine with the first phase. There may be some improvements that need to be addressed but that will be handled with the Water/Wastewater Department. Signage will need to be addressed in the future after the street/s are laid out. The fire hydrants will be fine. Construction traffic will be a

concern. Tyler Madding motioned; Helen Huitt seconded to recommend to the City Council acceptance of Preliminary Plat for Legacy Farms Phase I. On voice vote all approved.

Old Business

Chairman Meadows stated that there was no old business to discuss.

Public comments or request:

Chairman Meadows ask if anyone had business with the Commission. Vicki Coyle requested to address the Commission. Mrs. Coyle stated the home and garage on her property at 13 Church Street is not worth being repaired and ask that she be allowed to put a small building that does not meet regulations (square footage is less than 600 square feet) on the property to live in until she would be able to remove the existing buildings and rebuild. The Commission ask what kind of a time line we were looking at. Mrs. Coyle was not sure of a time line. The current plan is to remove the garage to set the portable building. Code Enforcement Officer Jason McKee stated there were several issues that would need to be addressed also one of which is the flood plain. Chairman Meadows assured Mrs. Coyle that the Commission wants to assist her as long as everything stays within the regulations. Chairman Meadows stated in order to assist Mrs. Coyle there should be a special meeting before the Council meeting because if the issue is held until the next planning commission meeting it would be February before the City Council would be able to address this issue. Helen Huitt motioned; Shane Phillips seconded to have a special called meeting on Monday, January 13th at 7:00PM for this issue at 13 Church Street as request by Mrs. Vicki Coyle. Mayor Gastineau and Chairman Meadows will contact City Attorney Chris Lacy on this matter for a legal opinion. On voice vote all approved.

Mrs. Coyle’s Phone number is 501-288-4624 and her email is Vicki_Coyle2006 @yahoo.com. Will need to text Mrs. Coyle when you send an email due to her not checking the email on a daily basis.

Announcements

Next Planning Commission meeting Monday, January 27, 2020 at 7:00 PM
Council Meeting Monday, January 20, 2020 at 6:30 PM
December Holidays are December 24th and 25th
January Holidays are January 1st, and January 20th, 2020
Remember April 1, 2020 is Census Day !!BE COUNTED!!

Adjournment

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

Date Accepted: _____

Chairman

Attest: _____
Secretary