

**Ward Planning Commission
Regular Meeting Minutes
November 27, 2018**

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 - absent

Guest

Deborah Staley
Randy Staley
Mayor Art Brooke
Tim Lemon
Jonathan Motes
Tony Reaves
Mrs. Wayne Knight

Minutes

Chairman Meadows presented the minutes for September 2018 regular monthly minutes for approval. Tyler Madding motioned; Helen Huitt seconded to accept September 2018 regular monthly minutes as printed. Voice vote all approved.

New Business

Chairman Meadows presented the preliminary plat for Tera Subdivision. Tim Lemons of Lemons Engineering was the spoke person for the project. This is a 15 lot subdivision with street entrance (Tera Drive) off Peyton Street and also a street entrance off Bryant Street. There will be no drives off of Peyton Street. The street will be curbed and guttered. The drainage has been addressed with a culvert and drop inlet. The wastewater will be connected across Peyton Street. Lots 1, 2, 3, 14, and 15 will have grinder pumps installed that will be maintained by the homeowner and will be noted in the bill of assurance. Tony Reaves ask why Mr. Lemons thought the system could handle the wastewater. Mr. Lemons stated his office was of the opinion that the system would be sufficient; but his office will perform a study (a drawdown of the pump station) and report back to the City with the results. The Fire Chief Randy Staley requested that there be two fire hydrants (one at each end of the street) and the water lines be looped even though the line on Bryant Street is a two inch line. The agreement was that there will be a fire hydrant across the street from Lot 1 and the second hydrant will be on Lot 9. The existing trees on Peyton Street will not be removed. Lot 15 was discussed because of the easements and setbacks. The engineer guaranteed that there will not be a request for a variance brought before the

Commission for that lot because every aspect has be accounted for. The engineer assured the Commission that the drainage, sidewalks and all other issues have been addressed. The sidewalks would not comply with ADA guidelines because of the topography grade would be too steep.

Chairman Meadows informed the Commission of a phone call from George Burnell about his desire to remove the current mobile home and another structure on his property and replace with a 2018 mobile home. There were too many questions to give any definitive answer as to what would be the answers for this situation. Mr. Burness will need to bring in the paperwork so the City can look it over and determine if this is a grandfather situation or the requirement to follow the South Ward planning district guidelines will be enforced.

Old Business

No old business

Announcements

Chairman Meadows read the announcements:

Next Planning Commission meeting Wednesday, December 26 2018 at 7:00 PM

Council Meeting Monday, December 10 2018 at 6:30 PM

City offices will be closed on Monday and Tuesday, December 24th and 25th, 2018 in observance of Christmas Holidays

Adjournment

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

Date Accepted: _____

Chairman

Attest: _____
Secretary