

Ward Planning Commission
February 7, 2022
Meeting Minutes

Call to Order

Chairman Gary Meadows called the meeting to order. A quorum was present.

Roll Call

Members:

Gary Meadows – present
Wayne Knight – present
Mike Montalbano – absent
Helen Huitt – absent
Shane Phillips – present
Tyler Madding –present
Jerry Peters -present

Guest:

Deborah Staley	-	City of Ward Finance and Human Resource Dir.
Charles Gastineau	-	Mayor
Randy Staley	-	Street Director
Tony Reaves	-	Fire Chief
Bruce Jones	-	Water/Wastewater Manager
Tim Lemons	-	Lemons Engineering
Barry Weathers	-	Developer
Patti Weathers	-	Developer
Eric Richardson	-	Richardson Engineering
Sarah Pruss	-	Developer
Nathan Pruss	-	Developer
Tristin Phillips	-	Developer
Mrs. Knight	-	

Minutes

Chairman Meadows presented the minutes from the November 2021 public hearing. Wayne Knight motioned; Jerry Peters seconded to accept the minutes as printed. On voice vote all approved.

Chairman Meadows presented the minutes from the November 2021 regular meeting. Wayne Knight motioned; Jerry Peters seconded to accept the minutes as printed. On voice vote all approved.

New Business

Chairman Meadows requested to change the order of business due to Mr. Lemons need to attend another meeting.

Chairman Meadows presented the Final plat for Deerfield Estates, Phase IV, Lots 32-36, 84-89, 99-105, and 111-117. Mr. Tim Lemons of Lemons Engineering will represent the project. The water and sewer are installed, drainage is in place and curb and guttering is in place. The asphalt has not been laid. Mr. Bruce Jones has not received the as built plans. Mr. Randy Staley has not received the compaction test. Mr. Barry Weathers, Developer, stated that only 2 of the 3 streets have been tested for compaction. But he has not received the test. Mr. Lemons stated he would contact the contractor about the test. Chief Tony Reaves stated the fire hydrant at Ten Point Lane is not working this is a problem for fire protection. Chief Reaves was assured this would be taken care of as soon as possible depending on the weather. Mr. Weather stated that he will be laying asphalt as soon as weather permits because he does not want to take chances on the gravel base being contaminated with dirt and other items from construction of homes. Tyler Madding motioned; Jerry Peters seconded to accept the final plat for Final plat for Deerfield Estates, Phase IV, Lots 32-36, 84-89, 99-105, and 111-117 and to recommend to the City Council approval with the following contingencies, Water leak that has the fire hydrant on Ten Point Lane out of service, Street compaction test completed and documentation of results provided to the City Street Department, Asphalt laid, as built plans for water and sewer lines provided Water/Wastewater department. All of the contingencies need to be completed by February 21, 2022. On voice vote all approved.

Chairman Meadows presented the sketch plat for Stagecoach Meadows. This subdivision is not in the city limits at this time but within our planning district. Mr. Eric Richardson of Richardson Engineering will be representing the project. The developer is Leruss Holding, LLC. The company owns the 64 acres this sketch plat represents and also 58 acres on the west side of the proposed subdivision. There is a lake on the property. Proposed is 274 lots with the drainage retention in the north east corner as well as the City of Ward's pump station. The City of Ward also provided water to this area. The homes will be similar to the Cedar Creek Subdivision that is in the area. The developers will provide a pre-annexation agreement for the property. The emergency access is in accordance to the National

Fire codes. The Fire department will be provided a key for access to the emergency access gate. This is going to be a four-phase project. The water lines will be a minimum of 6-inch mains. Mr. Bruce Jones stated that the existing pump station will handle the wastewater flow. Sidewalks will be part of the project. Randy Staley stated that the street layout will meet with City of Ward standards. Chief Tony Reaves stated the fire codes are being adhered to. Though at this time the development is in the CS&Z territory. Shane Phillips motioned; Tyler Madding seconded to accept the sketch plat. On voice vote all approved.

Chairman Meadows stated that the Roe Property does not need to be rezoned at this time due to the current zoning is sufficient. This will not reappear on the agenda.

Mayor Gastineau and Chief Reaves presented to the Commission a proposed solar panel and solar water heating system ordinance. This is a working document and has not been finalized. They just wanted the Commission to be aware of this coming before them in the future. The solar issue has the fire department concerned for the stored energy and the ability of the department to be able to safely fight a house fire with solar panels installed on the roof. Also, there could be issues with the roofing warranty with panels on the roof. Questions like building permits for the structure, inspections and many other concerns. Chairman Meadows thanked the Mayor for the information and discussion on this important issue.

Other Business

Absence of other business.

Announcements

Next Planning Commission meeting – Monday, February 28, 2022 at 7:00 PM

Next Council meeting – Monday, February 21, 2022 at 6:30 PM

City offices closed on February 21st in observance of President's Day

Adjournment

Wayne Knight motioned; Shane Phillips seconded to adjourn, Meeting was adjourned.