

Ward Planning Commission
February 22, 2021
Minutes

Call to Order

Chairman Gary Meadows called the meeting to order and ask Deborah Staley to call roll.

Roll Call

Members:

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

Guest:

Charles Gastineau	-	City of Ward Mayor
Randy Staley	-	City of Ward Street Superintendent
B J Weathers	-	Developer
Tony Reaves	-	City of Ward Fire Chief
Bruce Jones	-	City of Ward Water/Wastewater Superintendent
Deborah Staley	-	City of Ward Finance and Human Resource Dir.

Minutes

Chairman Meadows presented the October 2020 regular meeting minutes. Helen Huitt motioned; Wayne Knight seconded to accept minutes as printed. No discussion. On voice vote all approved

Chairman Meadows presented the November 2020 special meeting minutes. Mike Montalbano motioned; Wayne Knight seconded to accept minutes as printed. No discussion. On voice vote all approved.

New Business

Chairman Meadows presented Paw's Place Subdivision Preliminary plat. Developer B J Weathers represented the plat. Mr. Weathers stated that this development had been presented over a year ago as Tera Place. There has not been any work done on the property since the presentation therefore, he has changed the plans for the development. This will be a 2-phase development. Phase I will be lots 1 – 15 and the Phase 2 will be lots 16 – 20. Phase 2 has a pond that will need to be addressed. There is a dead-end street called Edward Drive. This dead-end street does not follow our regulations and a cul-de-sac will need to be developed. There is property at the end of this street that could be future development if the owner should decide to develop in the future. There is an overhead electrical transmission line with a 75-foot easement that is being addressed in the preliminary plat. There will be no further for improvement needed for Bryant Street. The Fire Chief ask for 2 fire hydrants one between lots 11 and 12 with another hydrant closer to Bryant Street at lot 7. The subdivision will have an 8- inch water line that will be looped with a 2- inch line. The engineer David Stanley will need to provide a topography map to make sure of the placement of the air relief valve for the wastewater system. Each lot will have a shut off valve and a clean out. The clean out will need to be of a type to accept forced air/water. The developer is aware of the sidewalk ordinance that requires sidewalks. All storage buildings will be required to be on skids and building of privacy fences in the utility easement is not advised. Each home will be furnished with a grinder pump for the wastewater. The maintenance and upkeep will be at the homeowner's expense. Each grinder pump will have a sufficient holding tank.

Helen Huitt motioned; Wayne Knight seconded to accept the preliminary plat for Paw's Place with the following requirements: 2 fire hydrants, as cul-de-sac instead of a dead-end street for Edward Drive, proper placement of the air relief valve/s, the homeowner will be responsible for the grinder pump at each residence and sidewalks will be installed. On voice all approved

Chairman Meadows thanked the City administration and employees for keeping the city with water and all of the work done by the street department to keep things moving and the police and fire first responders.

Chairman Meadows turned the meeting over to Mayor Gastineau to discuss the status of William Tremaine, Jr. Mr. Tremaine is now a part time employee for the City of Ward. He accepted the part time firefighter position. After discussion with Mr. Tremaine, Chief Reaves and Chairman Meadows the decision was made for Mr. Tremaine to resign his position as a planning commission commissioner effective immediately. Helen Huitt motioned; Shane Phillips seconded to accept the resignation of Mr. William Tremaine, Jr... On voice vote all approved.

Mike Montalbano motioned; Helen Huitt seconded to declare a vacancy. On voice vote all approved. This will be sent to the Council to fill this position. Mayor Gastineau will make the nomination.

There was no old business to be addressed.

Announcements

Next meeting will be Monday, March 22, 2021

Council meeting is Monday, March 15, 2021 at 6:30PM

Adjournment

Helen Huitt motioned; Mike Montalbano seconded to adjourn. On voice vote all approved.