

Ward Planning Commission
April 12, 2022
Special Meeting Minutes

Purpose of the meeting was to review and make recommendations to City Council on the following Preliminary plats

- **Preliminary plat for Deerfield, Phase V, Lots 1-16**
- **Preliminary plat for Magnolia West**
- **Preliminary plat-site plan for Deerfield South**

Call to Order

Chairman Jerry Peters called the meeting to order. A quorum was present.

Roll Call

Members:

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

Guest:

Deborah Staley - City of Ward Finance and Human Resource Dir.
Charles Gastineau - Mayor, City of Ward
Randy Staley - Street Superintendent, City of Ward
Bruce Jones - Utility Superintendent, Ward Water and Sewer System
Tim Lemons - Lemons Engineering
Gary Meadows - City of Ward

Business

Chairman Peters stated the special meeting had been called to review and make recommendations on two preliminary plats for Deerfield and one preliminary plat for Magnolia West.

Tim Lemons from Lemons Engineering will be representing the plats. Mr. Lemons visited with the department heads on the issues that were noted in the regular meeting. The preliminary plat for Deerfield Phase V, Lots 1-16. There were several issues with the water and wastewater as well as the street. Mr. Lemons stated Doe

Run will have signage the street is a dead-end street. There will be a turnaround installed with no parking signs and the area stripped to be used for turning around for delivery, emergency and other vehicles to turn around between lots 10 and 11 as shown on the plat. There was not sufficient property to make a cul-de-sac. There will be a gate at the end of the street. Randy Staley was in agreement with this solution. Bruce Jones stated that the issue with the force mains, wastewater lines and water lines had been agreed upon between him and Mr. Lemons. Wayne Knight motioned; Mike Montalbano seconded to approved the preliminary plat for Deerfield, Phase V, Lots 1-16 with the requirement that all department heads approve. On voice vote all approved.

Tim Lemons represented the preliminary plat for Magnolia West. There will be a cul-de-sac on Birchwood Cove and a gate and gravel install from the cul-de-sac between lots 13 and 14 for emergency use. Randy Staley stated that he was in agreement with this resolution of the issues for the street. Bruce Jones stated that all of the water and sewer issues had also been resolved with the engineer. Helen Huitt motioned; Mike Montalbano seconded to approved the preliminary plat for Magnolia West with the requirement that all department heads approve. On voice vote all approved.

Tim Lemons represented the preliminary plat-site plat for Deerfield South. Mr. Lemons reminded the commission that this is a duplex development. There will be a cul-de-sac at the end of Buck Run which is a private drive. Randy Staley indicated he was in agreement with this change. Bruce Jones stated that there are still some items to be considered but at this time he accepts the changes agreed upon. The moving of the force main may need to be revisited and there will be a six-inch water line that the wastewater plant will be able to connect to. This will increase the pressure to the belt press at the plant which will be helpful. Helen Huitt motioned; Wayne Knight seconded to approve the preliminary plat-site for Deerfield South with the requirement the department heads approve. On voice vote all approved

Chairman Peters stated no more business for the special meeting.

Adjournment

Mike Montalbano motioned; Wayne Knight seconded to adjourn the meeting. Voice vote all approved.

THE MEETING WAS NOT RECORDED DUE TO EQUIPMENT FAILURE.

