

**CITY OF WARD
PLANNING COMMISSION
MINUTES
April 24, 2023
7:00 P. M.**

Call to Order

Chairman Peters called the meeting to order at 7:00pm. Chairman Peters asked Erin Mixon to call the roll.

Roll Call

Jerry Peters – present
Mike Montalbano – absent
Helen Huitt – present
Shane Phillips – absent
Michael Kindall – present
Erin Mixon – present

Chairman Peters stated that the Revised Preliminary Plat for Stagecoach Estates was to be removed from the Agenda due to withdrawal from the presenter. He then called for a motion to **add the Rezoning Request for Commercial Retail, AR Hwy 38 and old 38 S. to the agenda.** Michael Kindall motioned; Helen Huitt seconded to add to the agenda. Voice vote all **approved (4-0).**

Minutes

Chairman Peters presented **March Regular Meeting** minutes. Helen Huitt motioned; Michael Kindall seconded to accept the minutes as written. Voice vote all **approved (4-0).**

New Business

Rezoning for Commercial Retail, AR Hwy 38 and Old 38 S.

Having heard the concerns of citizens during the Public Hearing, Chairman Peters invited the Board members to give their input:

Erin Mixon expressed concerns about walkers and the site plan creating another entrance onto Hwy 38 between 2 main side roads.

Michael Kindall stated that he does not want to approve anything in that area until the highway is improved in condition and expanded to include turn lanes.

Helen Huitt asked if another commercial store is needed in the area considering there are retail stores at highway intersections in or near Ward already.

Chairman Peters asked for a motion to approve the request. No motion made. Michael Kindall motioned to table the request until the highway is improved. No second. **No action was taken on the item.**

Final Plat for Magnolia West

The agenda item being incorrect, Erin Mixon agreed to correct in the minutes that the item being voted on is "Final Plat of Stagecoach Meadows, Phase 1". Tristan Philops, representing Richardson Engineering, approached the dais asking for final plat approval in phase 1. He gave an update on the progress of the construction. After discussion between the Board and Mr. Philops, certain items of concern on the plat were clarified to not be a hindrance to move forward with a vote. Ward Public Works Director Bruce Jones stated he has spoken to the developer about the detention areas and that they will be dug out more and finished when it dries up and equipment can safely get in the area. He also needs the as builts so that he may look over them before they are presented at a Council meeting. Code Enforcement Officer Jason McKee approached the dais and gave his thoughts on the final condition of the cul de sac ingress/egress. The developer stated that the as builts are completed minus one sewer connection and will be completed and turned into Mr. Jones by the end of the week. Erin Mixon motioned; Michael Kindall seconded to **recommend to Council for approval at their May meeting with the stipulation that Mr. Jones received all required documents by April 28.** On voice vote all **approved with recommended changes (4-0).**

Mr. B.J. Weathers approached the dais and shared that retention ponds are becoming a staple in planned developments within Ward and with many new developments to come in the next few years, he and other developers would like documentation from the City that it will be responsible for maintaining them.

Mayor Gastineau approached the dais and stated that he agrees that more retention ponds are necessary in new developments for Ward's topography. However, in order for the City to maintain those ponds, the land should be deeded to the City. He added that all site plans submitted to the planning Commission need to include sidewalks per code.

Old Business

Unified Development Ordinance (UDO)

Mayor Gastineau stated that the Staff and the Boards have met twice to go over the Staff recommendations. Once the UDO is updated with those recommendations and changes, it will be sent to the Municipal League to finalize the changes before being presented in a Public Hearing.

Announcements

Mayor Gastineau stated that even with no action taken on the rezoning request, it will still move forward to be approved or not by City Council. He also stated that due to lack of attendance, Tyler Madding has been removed from the Planning Commission. City residents can apply to fill the vacant seat at City Hall.

Spring Cleanup will be on Saturday, April 29th - 8AM to 3PM - See website for details of what will and will not be included in this cleanup

Next Planning Commission meeting Monday may 22, 2023 at 7:00PM

Adjournment

Helen Huitt motioned, Michael Kindall seconded to adjourn. Voice vote all approved (4-0). Meeting was adjourned at 7:26PM.