

PLANNING COMMISSION MINUTES

City of Ward
405 Hickory Street
Ward, AR 72176
501-843-7686

Date: January 22, 2024

Chairman Peters called the meeting to order at 7:00 p.m.

Prayer/Pledge

CALL TO ORDER

Chairman Peters asked Brittany to call the roll.

ROLL CALL

Chairman, Jerry Peters	Present__X__Absent_____
Erin Mixon	Present__X__Absent_____
Michael Kindall	Present_____Absent__X__
Helen Huitt	Present__X__Absent_____
Harry Price	Present__X__Absent_____
Alex Witkoski	Present__X__Absent_____

MINUTES

Chairman Peters presented November Regular meeting minutes. Erin Mixon states she has not seen them so she will abstain her vote. Harry Price motioned; Alex Witkowski seconded to accept as written. Voice vote all approved (4-0-1 abstained).

OLD BUSINESS – UDO

Mayor Gastineau is not present at the meeting tonight. Chairman Peters says there will be at least 3 public hearings in the coming months and the commission may need to meet and have discussions about the UDO as it is 274 pages.

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NEW BUSINESS – 29 Shamsie Drive; 4' variance (Grant Roberts)

Mr. Roberts steps up and says that the difference in the build line is 30' from the street to the proposed carport is 3'7" so we rounded up to 4' for request. Standard carport is 21' in length and this will neatly fit into our driveway and will be aesthetically pleasing with our house.

Chairman Peters asks code enforcement to step up;

Michael Archdeacon states he has no issues with this variance request. Per code setbacks are 25' so with the variance he will have 26' and have no issue with the 4'. Mr. Roberts also has a picket fence we have previously done a variance for.

Harry Price asks if this will be setting a precedence in the area for all the other neighbors to jump in and ask for variances as well.

Michael Archdeacon said no; the reason they have a 30' setback is because at the time those homes were built; that area was outside city limits but now is inside city limits so that gives them a little more leeway.

Harry Price asks if there is room on the side of the home for the carport.

Michael Archdeacon states Mr. Roberts has a double lot so there is room.

Erin Mixon asks, what is the hardship since there is a double lot and garage.

Mr. Roberts states eventually he will close in the garage and make it into a bedroom; as he homeschools his children and could utilize more space. The woods behind his home have very tall trees and he does not have a storm cellar. Once garage is closed in, he would be parking his vehicles in the driveway and concerned about Arkansas weather with snow/ice hail, etc. and would like them to be protected and prevent insurance claims.

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Erin asks if the neighbors were notified – no they were not.

Helen wanted to know if this was a true variance since this is not above the requirements.

Michael Archdeacon states that yes this is a true variance because on the plot plan it shows the 30' build line. And because building line is already established; per our code books minimum build line is 25'.

Chairman Peters asked for a motion to approve the variance request at 29 Shamsie Drive. Helen Huitt motioned; Alex Witkowski seconded. Voice vote all approved (5-0).

Erin states that when looking at this home overhead his house is set forward where the rest of the homes are set further back and she understands why he is asking for variance.

NEW BUSINESS – Final Plat, Paw's Place – (Stanley Engineering)

BJ Weathers steps up and says Stanley Engineering could not make it in tonight and he would be speaking for him. He is here to get final approval for final plat on Paw's Place.

Chairman Peters wanted to know if Bruce had everything he needed; setbacks, as-builts and all things needed for final approval as we do not want to do any more contingencies.

Bruce says he has received as-builts, pressure tests and compaction tests and everything is good on his end. The only thing he would want to check on is on Phase 2, and Tony Reaves may want to step in, but a need for a hammerhead or cul de sac for fire is needed.

Chairman Peter asks if gravel will be at the turn around.

Mr. Weathers states yes; and on the final there are two lots beyond the intersection and should be no issues. The area beyond the final lot below the bottom has been wet and that is why they have been waiting on the temporary turn around. Phase 2 will have cul de sac.

Chairman Peters asks Bruce and Tony if either have any issues with any of this; both of them state no issues.

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Chairman Peters asked for a motion to approve the Paw's Place final plat. Erin Mixon motioned with gravel turn around; Helen Huitt seconded. Voice vote all approved (5-0).

ANNOUCEMENTS

City Council Meeting: February 19th, 6:30 pm

City Offices closed for President's Day, February 19th

Planning Commission Meeting; February 26th @ 7:00 pm

Chairman Peters would like to possibly change the planning meeting times to 6:30 pm instead of 7:00 pm; asked if any commission member had any issues with moving to earlier time. Everyone agreed and liked the idea. Chairman Peters states he will talk with Mayor Gastineau and see what steps he needs to take and let everyone know, until then normal time remains for next month.

Great American Eclipse Event: April 8th, 2024

ADJOURNMENT

Chairman Peters asked for a motion to adjourn the meeting; Helen Huitt motioned; Erin Mixon seconded the motion. Voice vote all approved (5-0).