

Ward Planning Commission
February 28, 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 – present
Helen Huitt – present
Shane Phillips – present
Tyler Madding –present
Jerry Peters -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
Tony Reaves	-	Fire Chief, City of Ward
Tim Lemons	-	Lemons Engineering
Eric Richardson	-	Richardson Engineering
Tristin Phillips	-	Richardson Engineering
Nathan Pruss	-	Leruss Holdings, Inc
Sarah Pruss	-	Leruss Holdings, Inc
Jeff Bell	-	Interested party
Sheila Bell	-	Interested party
Terry Mahurin	-	Interested party
Mrs. Knight	-	Interested party
Jason McKee	-	City of Ward Code Enforcement
Don Fitzgerald, Jr.	-	Ward Water and Sewer System Wastewater Foreman
Brian Frady	-	Ward Water and Sewer System Wastewater operator

Minutes

February 7th regular meeting minutes were presented. Wayne Knight motioned; Shane Phillips seconded to accept minutes as printed., On voice vote all approved.

New Business

Richardson Engineering – Preliminary Plat for Stagecoach Meadows Subdivision

Chairman Meadows introduced Eric Richardson of Richardson Engineering. Mr. Richard will be representing the Preliminary Plat for Stagecoach Meadows Subdivision. This subdivision is located outside city limits but is within the City of Ward's planning district. Ward Water and Sewer System provides potable water and wastewater utilities. Mr. Richardson stated that Leruss Holdings, LLC owns the approximately 70 acres that this subdivision is occupying and also an adjoining 50 acres. There will be 274 lots with a lot size average of 8000 square feet. The house size has not been determined but looks like at least 1500 square feet. The lots, utilities, streets, etc. meet the City of Ward current codes. There is to be a detention pond on the northeast corner of the property. The pond will be 6 feet deep at its deepest point. The topography has been very helpful to make sure that the development will not push additional water on any of the surrounding properties. During construction the drainage will be monitored and any adjustments will be incorporated into the drainage plans. Sidewalks are planned for the subdivision. Randy Staley approved the street plans. Tony Reaves approved the fire hydrant placements though fire protection is currently not in the City of Ward Fire district. Don Fitzgerald, Jr. was present and stated the current pump station is sufficient to carry the wastewater for the subdivision. Also, the water lines are sufficient for potable water and fire protection. The Developer will provide paperwork stating the when the property contiguous to the city limits the subdivision will request annexation. All concerns of the commission members have been adequately addressed. Mr. Jeff Bell that lives at 90 Water Crest in the adjoining subdivision and his lot backs up to lots 79 – 82. Mr. Richardson assured him that they will be keeping tabs on the drainage and have noted the drainage improvements that his lot and the neighbor have done. With no further discussion Helen Huitt motioned; Mike Montalbano seconded to accept the preliminary plat for Stagecoach Meadows Subdivision. On voice vote all approved.

Lemons Engineering – Deerfield Phase V sketch plat

Mr. Tim Lemon of Lemons Engineering will be representing the sketch plat. Mr. Lemons stated that the next 3 items on the agenda are all represent one concept. Mr. Meadows stated that the Commission would be voting on each item separately. Mr. Lemons stated this is a concept drawing and will be a living document due to possible changes with the field studies that will be needed. There are 2 areas that are

not developable on the North West Corner and South West Corner of the property drawing. The density of development will not be any more that 126 lots with 70 of the lots on the south end of the property and 56 lots on the north end of the property. The area outlined in a black line is the portion that was approved as a final plat at the previous meeting. This includes lots 32-33 and 105-153. There are 2 dead end streets that will be connected at by a street where lots 1, 9, 16, 17, and 27 are located. Randy Staley stated that there is suppose to be another entrance from Hwy 367 (2nd Street). Mr. Lemons stated that this will be addressed in another item tonight. Street Department is fine with the concept presentation. Don Fitzgerald addressed the wastewater main on proposed lots 1-3. Mr. Lemons stated the developer is aware this will need to be addressed. Water/Wastewater is fine with the concept drawing and the fact the developer is aware of the wastewater issue. Shane Phillips motioned; Tyler Madding seconded to accept the Deerfield Phase V sketch plat is approved with the requirements that all items mentioned are approved by the department heads. On voice vote all approved.

Lemons Engineering – Concept plan for Deerfield South

Mr. Lemons stated that like the previous drawing this is just a concept and subject to change. This drawing shows lots 1-16 and a private street. The reason for the private street is due to the width of the property which is 200 feet. There is not enough property to have the easement and street width required by the regulations. There will also be a hammerhead for turn around for the emergency vehicles. The drive will connect to Hwy 367 (2nd Street). The street and hammerhead will also follow city regulations and be curb and gutter as well as all other street requirements. The emergency access will be 27 wide also and will act as a 2nd means of ingress/egress to satisfy the ISO regulations Therefore, the structures will not be required to be sprinkled. There will be sidewalks on the east side of the street (lots 9 – 11) to avoid the number of driveways for the sidewalk to cross. Randy Staley stated the portion of the street that will be used as the emergency vehicles access are to be marked, painted and gated with a lock box and will become part of the city streets This will allow for a second means of ingress and egress should there be a disaster situation. There will be a connecting street for the current dead-end streets (Doe Run, Winchester and Whitetail) and lots 143, 125, 111, 105, and 106 will become corner lots and arrangements have been made to increase the side lot on each to make them meet the city regulations for corner lots. There a 2 force main lines that will need to be relocated and both are active. Both are located under the railroad tracks and Hwy 367. This will need to be closely handled by both the City and Engineer. The developer is aware of this issue per Mr. Lemons. Gary Meadows request that the street sign indicate that the street is a private drive. Helen Huitt motioned; Wayne Knight seconded to approve the Concept plan for Deerfield South

with the following requirements: work with the City on the force main issues, the emergency vehicle portion of the street will also be 27 feet like the private drive with curb and guttering as well as marked by signs and paint on street for no parking due to fire lane access only and gated with a lock box for access by emergency vehicles to use. The fire lane portion will be a city street and will be available for a 2 means of ingress and egress in case of a disaster or other emergency. On voice vote all approved

Request for Re-zone hearing for 1.534 acres of Deerfield Subdivision from C- to R-1

Mr. Lemons request a re-zone hearing at the March meeting for 1.534 acres of Deerfield Subdivision from C-1 to R-1. The reason for the re-zone is that single family homes are not permitted in a commercial zone. These homes will be a buffer between the wastewater plant and the subdivision. Shane Phillips motioned; Helen Huitt seconded to have a re-zone hearing on March 28th at 6:30 pm in the Council/Court chambers before the regular planning commission meeting. On voice vote all approved. The developer will need to send letters to each property owner with 300 feet of all borders of the property, signs posted at least 15 days prior to the meeting and signs must be maintained and published in the paper.

Solar Panel Ordinance

Mayor said that there was a section added to the solar panel ordinance from the international fire code. We will need a public hearing. Helen Huitt motioned; Tyler Madding seconded to have a public hearing on March 28th at 6:00pm for the solar panel ordinance for the zoning codes addition. On voice vote all approved.

Re-zone of Roe Property

The rezone was tabled due to some possible issues. This was resolved and now a decision needs to be made. Mike Montalbano motioned; Wayne Knight to recommend to the City Council to re-zone the property from R-1 to R-2. On voice vote all approved. Mayor Gastineau will contact the developer to be at the City Council meeting.

Shady Pond Subdivision – Final Plat to show the Lonoke White Public Water Authority easement on the Plat

Mayor Gastineau is presenting that the 12-foot easement for the LWPWA be shown on the plat and recorded when the Final plat is approved in the future. The preliminary plat does not show the easement at this time. Mayor has spoken the it developer and engineer about this issue. Helen Huitt motioned; Wayne Knight seconded to require that the LWPWA easement be noted on the final plat for Shady

Pond Subdivision at time of the presentation of the final plat for approve along with the other easements. On voice vote all approved.

Announcements

Public Hearing at 6:00PM for Solar Panel Ordinance

Public Hearing at 6:30 for re-zone hearing

Next Planning Commission meeting March 28, 2022, at 7:00 PM

Council Meeting Monday, March 21, 2022 at 6:30 PM

Spring Cleanup will be on Saturday, April 30th – 8AM to 3PM – Hazmat will not be included in this cleanup – If you would like to volunteer your time please contact Jamee Beard

City Fishing Derby will be in May – Watch our website and Facebook pages for more information to volunteer or donate prizes for the derby or contact Michelle Fitzgerald