

PLANNING COMMISSION MINUTES

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

Date: June 26th, 2023

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

- Prayer
- Pledge

CALL TO ORDER

Chairman Peters announced Butch Price as new Planning Commission member, then asked Brittany to call the roll.

ROLL CALL

Chairman, Jerry Peters	Present__X__Absent_____
Shane Phillips	Present__X__Absent_____
Erin Mixon	Present__X__Absent_____
Michael Kindall	Present__X__Absent_____
Helen Huitt	Present__X__Absent_____
Harry Price	Present__X__Absent_____
Alex Witowski (new member)	Present__X__Absent_____

MINUTES

Chairman Peters presented May regular meeting minutes. Helen Huitt motioned; Michael Kindall seconded to accept as written. Voice vote all approved (7-0).

Before new business started; Mayor Gastineau would like to add change on annexation; motion to approve by Helen Huitt, Michael Kindall seconded, voice vote all approved (7-0).

PLANNING COMMISSION MINUTES

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

NEW BUSINESS – Chairman Jerry Peters, nominate Erin Mixon as Vice Chairman

Chairman Peters nominates Erin Mixon for Vice Chairman; Michael Kindall motioned and Helen Huitt seconded. Voice vote all approved (7-0).

Mayor Gastineau – Short Term Rentals

Mayor Gastineau talks about two types of short-term rentals; owner occupied and non-owner occupied. He states that the non-owner occupied have been becoming issues; and provides the commission with a draft ordinance to treat short-term rentals as a business. Mayor is requesting for a motion to move forward with the ordinance as well as a public hearing at the next Planning Commission meeting in July. Michael Kindal motioned; Helen Huitt seconded. Voice vote all approved including public hearing at next meeting. Voice vote all approved (7-0).

Enclave annexation of Shamsie Subdivision. Mayor spoke to the GIS office was told that since city limits is on three sides that makes it an enclave. Now he has an authorization letter by them to move forward. There will be a Public Hearing meeting before the next City Council meeting. No action needed by the Planning Commission, this is just information given.

Stanley Brown – 171 Second Street, Site plan

Mr. Brown would like to build a 40x60 shop for his construction business. Zoned C-1. Butch questioned Mr. Brown on how many employees; Mr. Browns says currently himself and maybe his daughter later on. He states he will eventually have a T-shirt business and the construction business and the trucks will be parked in the back of the building. He may rent out at a later date. Butch also asked if existing house will stay; Mr. Brown states currently he would like it to. Gary Meadow states building permit is in process and everything meets setbacks and is properly zoned. Jerry calls for a motion, Helen Huitt motioned; Michael Kindall seconded. Voice vote all approved (7-0).

PLANNING COMMISSION MINUTES

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

Aaron Robinson – rezone request 8.55 acres off Hwy 38; North of Oakland

Aaron Robinson with Bond Consulting Engineering, representing the Guyot's; requesting rezone to C-2; currently zoned R-1. Property located on Hwy 38 between Old Austin Rd and the Methodist Church and backs up to Oakland Subdivision Phase II. He has reached out to ARDOT if businesses were put in how would it effect the area. Butch questioned what type of business will be put in. Mr. Robinson states it will be light commercial use.

Requesting Public hearing for re-zone for future marketing. Chairman Peters asked for motion, Helen Huitt motioned, Shane Phillips seconded. Voice vote all approved (7-0).

Public hearing will be 6:00 pm on July 24th, 2023.

OLD BUSINESS – UDO

Mayor Gastineau approached and stated they are a step closer to getting it to Metroplan. Still being worked on. Goal is by end of July.

ANNOUNCEMENTS

Chairman Peters announced the next Planning Commission meeting will be on July 24th, 2023 @ 7:00 p.m. and Public Hearing for Re-zone @ 6:00pm; Public Hearing for Short-term rentals @ 6:30 pm.

City Office will be closed for July 4th holiday and will have annual 4th of July celebration.

ADJOURNMENT

Helen Huitt made a motion to adjourn the meeting at 7:31 pm; Michael Kindall seconded the motion. Voice vote all approved (7-0).