

**CITY OF WARD
PLANNING COMMISSION
MINUTES
March 27, 2023
7:00 P. M.**

Call to Order

Chairman Peters called the meeting to order at 7:01pm. Chairman Peters asked Erin Mixon to call the roll.

Roll Call

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

Minutes

Chairman Peters presented **January Regular Meeting** minutes. Helen Huitt motioned; Shane Phillips seconded to accept the minutes. Voice vote all **approved (4-0)**.

New Business

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

Mr. McNeice requested a public hearing for this item be scheduled for April. Chairman Peters scheduled the public hearing to take place before the April 24 meeting at 6:30PM.

Final Plat for Stagecoach Meadows

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 dias 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 needed the as built, as

well as the results of several tests including pressure and compaction tests, 2 weeks prior to and approval by the Planning Commission, so that he may look over them before they are presented at a Council meeting. Helen Huitt motioned; Shane Phillips seconded to **recommend to Council for approval at their April meeting with the stipulation that Mr. Jones received all required documents and test results by April 3.** On voice vote all **approved with recommended changes (4-0).**

Sketch Plat for Meadow Estates

The agenda item being incorrect, Erin Mixon agreed to correct in the minutes that the item being voted on is “Overall lot layout Stagecoach Meadows & Stagecoach Estates”. The item was presented with no questions or concerns from the Board.

Added Agenda Item- Revised Preliminary Plat for Stagecoach Meadows, Phase 2

Mr. McNeice stated that the revised plat only reflects an adjustment to lot sizes from the original design, while remaining within zoning code. After discussion between the Board and representatives for the development, with no issues presented from Ward public Works Director Bruce Jones. Helen Huitt motioned; Shane Phillips seconded to **approve the preliminary plat as presented today for Phase 2.** On voice vote all **approved (4-0).**

Old Business

Unified Development Ordinance (UDO)

Mayor Gastineau stated that the Staff has prepared a review of the Unified Development Ordinance (UDO), and requested a work session with the Board to go over the recommendations. The Board scheduled a work session for Wednesday, April 12 at 6:30PM.

Announcements

Next Planning Commission meeting April 24, 2023 at 7:00 PM, with a now scheduled public hearing to take place at 6:30 PM before it
Council Meeting March 28, 2023 at 6:30 PM
Spring Cleanup will be on Saturday, April 29th - 8AM to 3PM - See website for details of what will not be included in this cleanup

Adjournment

Helen Huitt motioned, Erin Mixon seconded to adjourn. Voice vote all approved (4-0). Meeting was adjourned at 7:33PM.