

Ward Planning Commission
June 27, 2022
Meeting Minutes

Call to Order

Chairman Jerry Peters called the meeting to order.

Roll Call

Members:

- Jerry Peters -present
- Wayne Knight – present
- Mike Montalbano – present
- Helen Huitt – present
- Shane Phillips – present
- Tyler Madding –absent
- Michael Kindall - absent

Minutes

Chairman Peters presented the minutes for the May regular meeting. Wayne Knight motioned; Helen Huitt seconded to accept the minutes as printed. On voice vote all approved.

New Business

Grant and Julie Roberts – Variance for fence – building permit

Chairman Peters stated the Mr. Grant Roberts and his wife want to build a 4-foot fence in their front yard at 29 Shamsie. The regulations restrict the height to 3 feet. The reason for the request is the family home schools their children and want to keep their children safe during the day. Mike Montalbano motioned; Wayne Knight seconded to recommend to the City Council to allow the variance for a 4-foot height fence in the front yard of 29 Shamsie. On voice vote all approved.

Richardson Engineering – Preliminary Plat for Stagecoach Estates Subdivision

Chairman Peters ask Mr. Eric Richardson to present the Preliminary Plat for Stagecoach Estates Subdivision. Mr. Richardson presented this will be a POA development and the streets will be private and this will be a gated community. The lots range from 1/3 acres to 1 acre lots, homes will be no more than 3 stories, and the minimum square footage will be 2000 square feet. The drainage retention basin

will be to the east of the property. This will be a minimum of a 2-phase project. The fire regulations will be looked at for the requirement for the homes being required to have sprinkler system installed, there is concern of Stagecoach being able to handle the increased traffic. There are other exits in the future plans and there will be sufficient turnaround areas for the emergency vehicles. Helen Huitt motioned; Mike Montalbano seconded to approved the preliminary plat to Stagecoach Estates Subdivision with the contingency that all concerns from the department heads have been sufficiently addressed and corrected. On voice vote all approved.

Lemons Engineering for Deerfield Subdivision Phase VI

Chairman Peters ask Mr. Tim Lemons to present the Preliminary Plat for Deerfield Phase VI. Mr. Lemons stated this phase continued at Remington and Ten Point streets from Phase V. Buck Shot will continue in a future phase. There will a turnaround for emergency vehicles provided. A portion of this phase will need to be rezoned from C1 to R1. The Commission agreed to a rezone hearing on July 25, 2022 at 6:30 PM for this rezone issue. The setbacks for lots 5 – 8 will be set to follow the zoning ordinance. Water/Wastewater Manager Bruce Jones stated that there will be a couple lots that the wastewater lines will be in the rear of the property. Also, there will be an area the addition file will be needed to cover the wastewater lines and the slope of the properties in order to protect not only the utility lines but also the street. If any utility lines are to be relocated the developer will be responsible for the cost of moving the lines. Helen Huitt motioned; Wayne Knight seconded to accept the preliminary plat for Deerfield Subdivision Phase VI with the contingency that all department heads signoff on the improvements such as the front building lines for lots 5-8, water and wastewater lines improvements, emergency vehicle turnarounds and any other items. On voice vote all approved.

Hester Sketch Plat

Chairman Peters invited Mr. Steve and Mr. Nick Hester to present their project. Mr. Hester stated that they owned property on Moon Road and would like to develop the street frontage. This would be an 8-lot development. There will be not street improvements, there will be open ditch for drainage at the front of each lot, and water and sewer are available. Mr. Jones stated that there is a 6-inch line and the homes will need grinder pumps. Wayne Knight motioned; Helen Huitt seconded to approve the 8-lot sketch plat. On voice vote all approved.

Announcements

Next Planning Commission meeting July 25, 2022, at 7:00 PM

Rezone Hearing July 25, 2022 at 6:30 PM

Council Meeting Monday, July 18, 2022 at 6:30 PM

Adjournment

Helen Huitt motioned; Mike Montalbano seconded to adjourn the meeting. On voice vote all approved.